



Kilkenny
County Council



CASTLECOMER

LOCAL AREA PLAN

2009 - 2015

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01

Introduction

1.1.1 Castlecomer is situated 12 miles north of Kilkenny city in North-East County Kilkenny and is the third largest town in the County. 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 Country. Transport connections to the

town are provided by the N78, a national secondary route that links the town with Kilkenny City, Athy and Dublin, the R694 route which links Castlecomer with Ballyragget and the R426 route links it with Abbeyleix. Castlecomer has been designated as a town by the 2006 Census of population.



FIGURE 1.1.
CASTLECOMER LOCATION MAP

1.2 What is a Local Area Plan?

1.2.1 The Castlecomer Local Area Plan 2009-2015 provides the written statement and accompanying maps that will manage the development and growth of Castlecomer over the six year plan period.

1.2.2 The Castlecomer Local Area Plan 2009-2015 (the Plan) has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as Amended 2002 and 2006) and sets out an overall strategy for the proper planning and sustainable development of the town.

1.2.3 The Plan will comprise the statutory land use plan for the town in the promotion and regulation of development and therefore provides a clear vision for Castlecomer reflecting the needs of the existing and future population. It will provide for the development of Castlecomer by setting out zoning and other objectives for the proper planning and sustainable development of the town, considering the needs of the town, and informing and coordinating decisions on planning applications. The Plan plays a key role in translating overarching County Development Plan policies and objectives at the local level.

1.2.4 Colin Buchanan & Partners have also, on behalf on the Kilkenny County Council, produced an Environmental Report in compliance with the European Union SEA Directive (2001/42/EC) and related government guidelines¹ which accompanies this Plan. The central purpose of this report is to provide information on any existing environmental problems in the town, to set out the likely significant effects of the plan on the environment and possible mitigation measures with a view to improving the environmental performance of the LAP.

1.3 Legal Status

1.3.1 The Local Area Plan is a statutory planning document that replaces the Development Plan for Castlecomer 2002 - 2008. The Castlecomer Local Area Plan 2008-2014 is consistent with the County Development Plan and sets out detailed policies and objectives which control the development of the area within the town's boundary as defined by this Plan. This Plan should be read in conjunction with policies and objectives of the Kilkenny County Development Plan 2008 - 2014.

1.3.2 The Plan covers the period from 2009-2015 and will be valid for a period of 6 years from the date of its adoption by Kilkenny County Council subject to any reviews, variations and alterations made in the future.

1.3.3 This Plan should be read in conjunction with relevant policies and objectives of the Kilkenny County Development Plan 2008 – 2014.

1.4 Plan Implementation

1.4.1 The Council will seek to implement the aims, policies and objectives of the plan in a proactive manner. The Council will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations through the development control process. The Plan is the main instrument for regulation and control of development. The Council is required to assess development proposals in accordance with the policies and objectives set out in the Plan.

1.5 Monitoring & Review

1.5.1 The Plan cannot foresee all events that may arise over the lifetime of the Plan, thus it is imperative that the Council regularly monitor the Plan and vary or amend the Plan if deemed appropriate.



1 Implementation of the SEA Directive (2001/42/EC): Assessment of the effects of certain plans and programmes on the environment' Guidelines for Regional Authorities and Planning Authorities (DoEHLG, 2004)





02

Strategic Context

2.1 Introduction

2.1.1 A number of policies at national, regional and county level set the context for the production of the Plan. These documents, which are summarised in the following section, describe the role that Castlecomer should play in achieving objectives and supporting strategies set at a national, regional and county level. The subsequent section sets out the general context and in doing so outlines the issues that this Plan will seek to address. These issues will directly influence the objectives and policies of this Plan.

2.2 National Spatial Strategy

2.2.1 The purpose of the National Spatial Strategy is to provide for sustainable development and ensure the long term coordination of land use planning throughout the country. To achieve this it seeks to reinforce the settlement structure of the country and make efficient use of existing assets with a view to improving overall quality of life.



FIGURE 2.1.
NATIONAL SPATIAL STRATEGY

2.2.2 The NSS acknowledges that towns of 1,500 to 5,000 population range can contribute both economically and socially towards sustainable development. Specifically in terms of their potential to attract residential development together with small scale enterprises thereby bringing jobs closer to where people live.

2.2.3 This strategy also recognises changes in their economic function from centres that traditionally served a prosperous agricultural hinterland and highlights their unique qualities as opportunities for change. These include strengths such as townscape quality, compact form, rich built heritage, and quality of life attractions which attract residential, small and medium enterprise development. Centres such as Castlecomer, located in a rural area, have a strong potential for diversification based around tourism, forestry and enterprise sectors. Back-land areas generated through historic development and stemming from the towns original urban form can provide significant development opportunities to reinforce these strengths.

2.3 Guidelines on Sustainable Residential Development in Urban Areas (Dec., 2008)

2.3.1 The purpose of the Guidelines is to set out the key planning principles which should be reflected in development plans and local area plans which will ultimately guide the form of residential development in urban areas. Planning Authorities should have regard to the recommended standards for new residential development when preparing Local Area Plans.

2.3.2 The Guidelines outline the overall aim of successful and sustainable residential development in urban areas and define the specific qualities that high quality places should incorporate. The development and zoning objectives in this Plan should therefore seek to:

- Prioritise walking, cycling and public transport, and minimise the need to use cars;
- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and experience;
- Provide a good range of community and support facilities, where and when they are needed;



- Present an attractive and well maintained appearance, with a distinct sense of place and a quality public realm;
- provide for areas that are easy to access and find one's way around;
- Promote a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

2.3.3 The Guidelines clarify the role of Local Area Plans with respect to addressing the following issues at the beginning of the plan making process;

- The amount and type of new housing required to meet the needs of the area;
- The need to adopt a sequential approach to the zoning of residential lands extending outwards from the centre of an urban area;
- The relationship and linkages between the areas to be redeveloped and the new areas including the availability of community facilities and social infrastructure;

- The need to create an overall urban design framework for redevelopment areas;
- The setting of appropriate density levels;
- Adapting to the impacts of climate change;
- The avoidance of flood risk.

2.3.4 The Guidelines advise that development in small towns with a population ranging from 400 – 5,000 should be plan led and should contribute to the creation of a compact urban structures with a view to increasing the levels of accessibility and making efficient use of infrastructure and services. Central to this approach will be the reuse of town centre sites and underused backland areas.

2.3.5 The Guidelines also consider that the scale of new development should be in proportion to existing development with preference for a number of smaller sites integrated within and throughout the urban centre rather than focusing on one very large site. For towns of this size, it is generally preferable that the Local Area Plan should only encourage individual residential proposals that would increase the housing stock of such urban areas by a maximum of 10% - 15% within the lifetime of the Local Area Plan.

2.4 Retail Planning Guidelines

2.4.1 The Retail Planning Guidelines defines the fourth tier of the retail hierarchy as comprising of small towns in the 1,500 to 5,000 population category, most of which provide 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.

2.4.2 The Local Area Plan should be in conformity with the five key objectives identified in the guidelines:

- all development plans incorporate clear policies and proposals for retail development;
- to facilitate a competitive and healthy environment for the retail industry of the future;
- to promote forms of development which are easily accessible - particularly by public transport - in locations which encourages multi-purpose shopping, business and leisure trips on the same journey; and
- to support the continuing role of town and district centres.

2.4.3 A key retail planning principle referred to extensively within the Guidelines is the sequential approach. This approach establishes the town centre as the preferred location for developments that attract many trips with subsequent consideration for edge of the centre locations in cases where there are no sites available within a town centre.

2.5 Draft Planning Guidelines 'The Planning System and Flood Risk Management'

2.5.1 The Flood Risk Management Draft Guidelines were published jointly by the DoEHLG



and Office of Public Works (OPW) and aim to provide for comprehensive consideration of flood risk, both in preparing plans and in determining applications for planning permission. The core objectives of the Guidelines are to:

- Avoid inappropriate development in areas at risk of flooding;
- Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;
- Ensure effective management of residual risks for development permitted in floodplains;
- Avoid unnecessary restriction of national, regional or local economic and social growth;
- Improve the understanding of flood risk among relevant stakeholders; and
- Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.

2.5.2 The Guidelines recommend the application of the sequential approach for taking account of flood risk. The sequential approach works by guiding development away from areas that have been identified through a flood risk assessment as being at risk from flooding.



The Guidelines also outline details of a justification test which assesses whether a development proposal within an area at risk of flooding meets specific criteria for proper planning and sustainable development and demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere.

2.5.3 With regard to project-level developments, the Guidelines require developers and their agents to:

- Carefully examine their development proposals to ensure consistency with the requirements of the guidelines including carefully researching whether there have been instances of flooding on specific sites or potential for flooding and declaring any known flood history in the planning application form as required under the Planning and Development Regulations 2006.
- Engage with the planning authorities at an early stage, utilising the arrangements for pre-planning application consultation with regard to any flood risk assessment issues that may arise.
- Carry out a site-specific flood risk assessment, as appropriate, and comply with the terms and conditions of any grant of planning permission with regard to the minimisation of flood risk.

2.5.4 Flood Risk Assessments (FRAs) aim to identify, quantify and communicate to decision-makers and other stakeholders the risk of flooding



to land, property and people. The purpose is to provide sufficient information to determine whether particular actions (e.g. approving applications for proposed development) are appropriate.

2.5.5 The purpose of a site-specific flood risk assessment is to assess all types of flood risk for a new development. FRAs identify the sources of flood risk, the effects of climate change on this, the impact of the development, the effectiveness of flood mitigation and the residual risks that remain after those measures are put in place. The responsibility to screen for and carry out a FRA lies with those proposing the development in consultation with the LA and emergency planners.

2.5.6 In addition to flooding from coasts and rivers, the Guidelines include advice on assessing flood risk from other sources, for example overland flow and areas prone to surface water flooding.

2.6 Regional Planning Guidelines for the Southeast Regional Authority

2.6.1 Castlecomer is identified as a District Town in the Regional Planning Guidelines, for the South East identify district towns are towns with a population of between 1,500 and 5,000 that should perform an important role in driving the development of a particular spatial component of the overall region.

2.6.2 The Guidelines highlight agriculture, manufacturing, services sectors as key to economy in the South-East with the agriculture and food sector accounting for a significant proportion of output and employment. This is apparent in Castlecomer where these industries have a strong presence.

2.6.3 Future development considerations particularly with respect to employment land supply should take account of the shift towards service led rather than agricultural employment. The changes in the international economy will have further consequences for manufacturing and internationally traded services as Ireland is no longer characterized as low cost.

2.6.4 Attracting foreign direct investment is therefore increasingly focused on higher value employment. This is likely to be concentrated in existing locations where foreign-owned enterprises are located such as Waterford City and the county towns, reflecting the requirement of many IDA client companies to be based in areas of critical mass in terms of population, skills, and infrastructure.

2.6.5 Although it is preferable that employment land caters for exogenous as well as endogenous growth, indigenous industry and SMEs are generally spread throughout the region's small to medium sized towns as well as the larger urban centres. Economic development of this kind is particularly relevant to the future growth of towns such as Castlecomer as they hold the potential to provide support services to overseas industry which is concentrated mainly in electronics, precision engineering, pharmaceuticals, healthcare and in internationally traded services particularly in sectors such as ICT, Shared Services and Financially traded services.

2.6.6 Tourism, services and agricultural development also provide further opportunities for SMEs growth. There is potential for the Plan to support this growth through tourism though development of appropriately located facilities that strengthen the existing national profile linked to the high quality amenities of the region, such as its heritage, river valleys, angling and golf courses;

- Services such as banking, administration and consultancy and improvement in access and communications would support the continuation of that trend;
- Agriculture and food sector which is currently demonstrating a resurgence in profitability;
- Where applicable, highlight the potential demand for forests in the region to provide fuel for wood biomass energy production.

2.6.7 The capacity to support the growth of indigenous companies in the town will reflect the provision of a number of factors including the quality of infrastructure, including road and rail links, water, access and telecommunications improvements in addition to the availability of first class business/technology parks and industrial units.

2.6.8 The attractiveness of smaller towns and villages also lies 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 that is attractive to many people.

2.7 Kilkeny County Development Plan 2008 - 2014

2.7.1 Within the County Development Plan (CDP) Settlement Strategy, Castlecomer is defined as a district town. The CDP states that generally these towns have well developed services and community facilities and have the capacity to accommodate additional growth subject to certain physical infrastructural investments.

2.7.2 It also highlights the role of Local Area Plans in setting out in detail the Council's requirements for all new development, including such considerations as density, layout and design requirements, public transport and road infrastructure, community facilities, open space and recreational facilities etc.

CDP - Retail Policy

2.7.3 Policy within the development plan reflects the County Retail Strategy 2007 which sets out:

- the retail hierarchy, the role of centres;

- A broad assessment of the requirement for additional retail floorspace;
- Strategic guidance on the location and scale of retail development,
- Preparation of policies and action initiatives to encourage the improvement of town centres;
- Identification of criteria for the assessment of retail developments.

2.7.4 The location of new retail development is required to be consistent with the retail strategy and policies within the County Development Plan, particularly in that they must be in accordance with the sequential approach, established at the national level. This approach requires, where practicable, new retail development to be located within the district centre. Where this is not possible a consideration may be given to a site on the edge of the town centre (an edge of centre site is taken to be one that is unlikely to be more than 300 - 400 metres from the edge of the prime shopping area).

2.7.5 For retail purposes, Castlecomer is designated as a Tier 2 Level 2 sub county Town centre where middle order convenience and tourism related comparison, retail floorspace is considered appropriate.

2.7.6 In Castlecomer, enhancing vitality and viability will require a substantial improvement in its retail floorspace and have as its objective over the timescale of the emerging City and County Development Plans achieving designation as a Tier 2 Level 2 Sub County Town Centre and, thus, parity with the other District Towns in the County Retail Hierarchy.

2.7.7 To achieve this, enhanced awareness of the market potential of the town and its hinterland is required. Castlecomer should harness its tourism potential which will serve to enhance the town's attraction as a place for living, working, leisure and shopping. Key building blocks are its proximity to Kilkenny City, the Dunmore Caves and Jenkinstown Park with the asset of the Castlecomer Estate Yard being a catalyst for further retail and tourism supporting infrastructure.

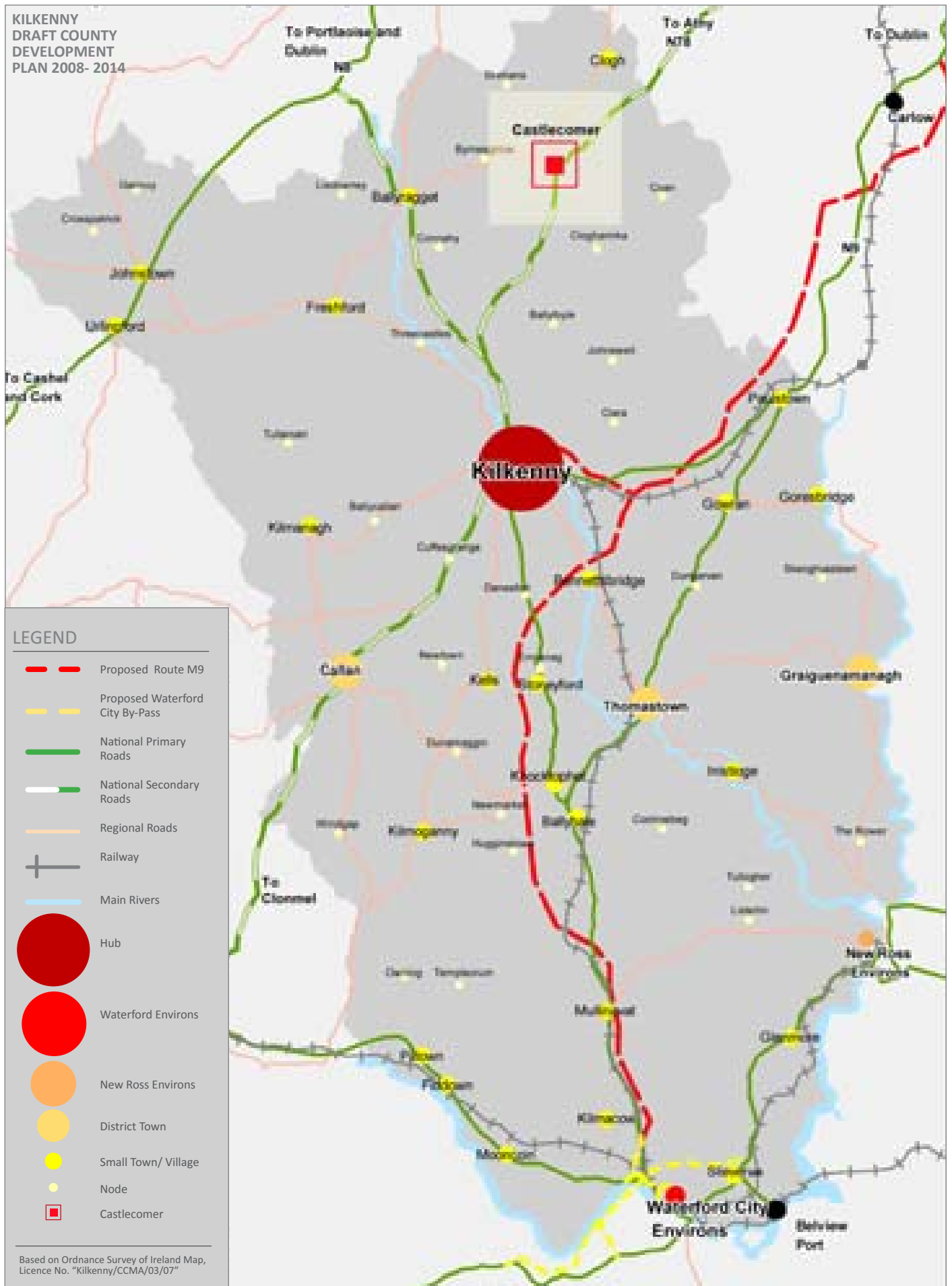


FIGURE 2.2.
CDP SETTLEMENT HIERARCHY



03

General Context

3.1 Location

3.1.1 Castlecomer is situated 12 miles north of Kilkenny city in North-East County Kilkenny. The N78 National secondary route links the town with Kilkenny City, Athy and Dublin. The R694 route links Castlecomer with Ballyragget while the R426 route links it with Abbeyleix. The River Dinin runs through the town.

3.1.2 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 has 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 Barrow, the west by the Nore and bisected by the River Dinin.

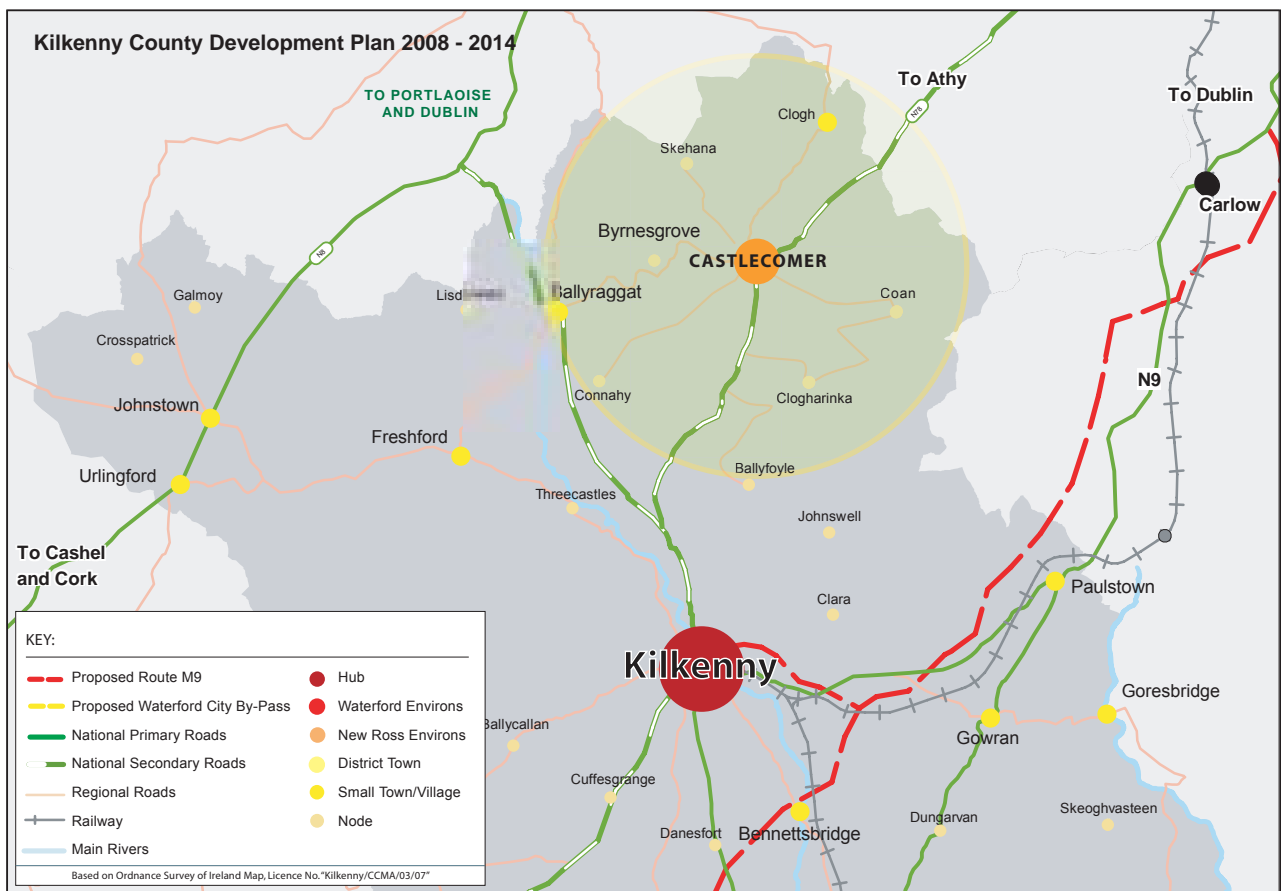


FIGURE 3.1.
CDP DEVELOPMENT STRATEGY

3.2 Historic Development

3.2.1 The earliest record of Castlecomer dates from 1200 when a Motte and Norman castle were erected east of the existing bridge. In 1685 Sir Christopher Wandesforde began the construction of the town and demesne near the site of the old Castle. During this time the town was formally planned and based on a central axis with a large marketplace, corresponding to the present square². 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 service centre for a densely populated rural hinterland.



3.3 Urban Structure and Connectivity

3.3.1 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 has 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.

3.3.2 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 on upland areas.



3.4 Population Profile

3.4.1 In 2002, approximately 88% of the population in County Kilkenny lived in rural areas, with more significant increases in the population occurring in rural rather than urban centres. The share of population accounted for by urban centres remained stable, while that of the environs of the towns of Kilkenny, Callan, Thomastown and Castlecomer continued to rise.

3.4.2 The national demographic results provided by the Census 2006, point towards a number of demographic trends for consideration: These include:

- An older population: the number of persons aged 65 and over has increased at every census since 1961 and now represents 11 per cent of the total population.
- The average number of children per woman has declined by 1.3 (from 3.5 to 2.2) giving rise to smaller family sizes. Although, current household size is estimated as 2.88, in Ireland more generally these are set to fall to 2.6 persons by 2011.
- A higher proportion of rural dwellers in the County, at 64.66% as per the 2006 Census, compared to the national average of 39.3%

2

After the rebellion of 1798 an extensive rebuilding programme was commenced and records show that in 1802 the town included 211 houses, a new market house and an infantry barracks. Castlecomer House itself was built in 1802 on the site of an earlier destroyed residence.

3.5 Socio Economic Profile

3.5.1 The original development of the Castlecomer estate and town was based on the wealth generated by the extensive mining in the locality. This industry provided significant employment opportunities for the town until their closure in the late 1960s. Current employment opportunities are provided by retail, auto and agricultural trades, hardware, mechanics, timber and manufacturing businesses in the town. A significant number of employment opportunities are likely to be located at some distance from the town. This assumption is based on census data which calculates that 40% of persons (aged 5 years and over) travel a distance of 10 km or greater to work, school or college.

3.5.2 The Deprivation Index (SAHRU Technical Report, 2007) is a measure of relative material deprivation and can be defined as a state of 'observable and demonstrable disadvantage relative to the local community to which an individual belongs'. The concept is applied to conditions rather than resources or income and can therefore be distinguished from the concept of poverty. Figure 3.2 shows relatively high levels of deprivation in Castlecomer when compared to other areas in the Country.

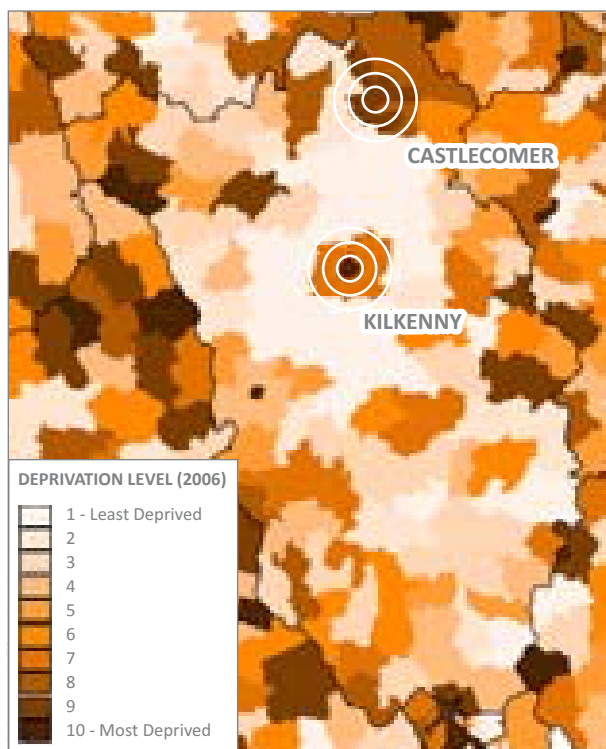


FIGURE 3.2: DEPRIVATION INDEX 2006

3.6 Transport and Access

3.6.1 The main transport infrastructure is provided by the N78, which is a national road going through the centre of the town. It comes in through Ardra and Donaguile and heads back out through Ballyhimmin. Heading North-East, this road heads through Athy on the way to Dublin. Before Athy there is a junction with the N80, from which Carlow and Portlaoise are accessible. The road South out of Castlecomer heads to Kilkenny City. The main road north is the Clogh Road that heads toward Moyadd. The road West heads towards Ballyragget where it meets the N78.

Transport Services

3.6.2 Transport services in the town include a JJ Kavanagh service from Dublin to Clonmel, 007 Expressway Service, Dublin-Kilkenny-Clonmel-Cork which provide approximately four and six services a day respectively and 'Buggy's Busses' which runs a service to Kilkenny daily.

3.6.3 The town is 20 minutes by road to Kilkenny City which provides a rail link to Waterford and Dublin.

3.6.4 Castlecomer is among the areas served by the 'Ring a Link' scheme that is funded by the Rural Transport Initiative under Transport 21. The service is available from 8.00 till 19.00 on a Saturday and can take customers from door to door.

3.6.5 With the exception of those services described above, Castlecomer's public transport services are limited particularly for those living in rural locations within the catchment of the town. This is consistent with trends in the majority of small to medium sized towns and their catchment areas which are largely dependant on road transport and the use of the car.

3.6.6 Recent Census (2006) figures confirm that cars are the dominant means of transport in the town with over 50% using the car to travel to work, school or college. As the predominant mode of transport, car use has resulted in traffic and parking congestion in the town centre and for those who do not benefit from car ownership this can create barriers to the access of services and employment opportunities.

3.6.7 Within the town, the urban structure and topography have contributed to poor connectivity. Improving accessibility to services is important to support the long term vision of Castlecomer as a district town and increase the number of people travelling on foot and by bicycle.

3.6.8 Castlecomer faces particular issues with respect to traffic management and congestion. The main axis of the town is particularly car dominated which detracts from the visual appeal of the street and impacts on the availability of space for other uses. A lack of car parking facilities exacerbates this problem.

3.7 Landscape, Topography and Geomorphology

3.7.1 A Landscape Character Assessment was undertaken for Kilkenny County Council in 2003 and is included in Appendix C of the CDP 2008 - 2014. The Landscape Character Assessment 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.

3.7.2 The plateau is almost circular, except where 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 create a backdrop and enclosure to the main body of the town. This visual richness is complemented by an unique townscape centred at High Street.

3.7.3 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.

3.8 Water Supply and Wastewater Treatment

3.8.1 Waste water treatment in Castlecomer is presently provided for by secondary treatment which is a combined system that deals with both sewage and overflow resulting from periods of heavy rain.

3.8.2 Current waste water treatment capacity stands at 2,500 population equivalent (PE), with present average loading of 3,000 PE at the existing Wastewater Treatment Works, which is located at the southern end of the town and which discharges treated effluent to the River Dinin which is defined as a sensitive area³. The capacity of the Treatment Works will be upgraded, in accordance with the Council's capital investment programme, to 6,000 PE, which will provide the town with a tertiary treatment system and a treated effluent of a significantly higher quality standard than at present, as required by the Urban Wastewater Treatment Regulations.

3.8.3 The forthcoming improvement, as well as addressing present qualitative deficiencies, will provide additional capacity to facilitate future development in the town. The new Works is to be a modular design such that it will be possible to increase its capacity to 9,000 PE should this prove necessary in the future. However this may require the acquisition of additional lands.

3.8.4 Without the current proposed upgrading to 6,000 PE the present lack of capacity in the existing waste water treatment infrastructure will constrain development in the town and contribute to the deterioration of river water quality.



3 "sensitive areas" are those areas specified in the third schedule of the Urban Waste Water Treatment Regulations, 2001 (S.I. 254 of 2001), Urban Waste Water Treatment (Amendment) Regulations, 2004 (S.I. 440 of 2004) and such other areas as may be identified pursuant to article 5 of the Urban Waste Water Treatment Directive. (Appendix C: (Landscape Character Assessment, CDP 2008 - 2014)



3.9 Drinking Water Quality

3.9.1 In January 2008, the EPA reported on the 'Provision and Quality of Drinking Water in Ireland: A Report for the Years 2006 – 2007'. This was the first report in response to the EC Drinking Water Regulations, which provides for a greater level of consumer protection by requiring public water suppliers to notify the EPA and the Health Service Executive where drinking water fails to meet the standards.

3.9.2 The report concluded that a number of public water supplies required examination from source to consumer in order to determine whether replacements or upgrades were needed, or whether operational practices should be improved

3.9.3 The Clogh-Castlecomer WS has been placed on the Remedial Action List due to elevated levels of Trihalomethanes (THM) above the current standard in the Drinking Water Regulations. THM are formed along with other disinfection by products when chlorine or other disinfectants used to control microbial contaminants in drinking water react with naturally occurring organic and inorganic matter in water.

3.9.4 Water supply is currently at capacity, with difficulties in accessing ground water. Current studies are underway to investigate new sources. Although

these issues should be addressed within the lifetime of the plan it is likely to be in the latter stages. It is clear that future development will depend on expanding the future capacity of water supplies.

3.10 Economy and Employment

3.10.1 By 2020 the labour force in Kilkenny County is projected to increase by between 15% and 20%. This suggests that the labour force in Castlecomer could expand significantly in that period.

3.10.2 An employment land survey, carried out as part of the evidence gathering stage, found that a number of businesses were operating on constrained sites and the majority of these businesses would consider relocation elsewhere in the town. A lack of industrial zoned land in the town was highlighted as a key issue for future economic development of the town.

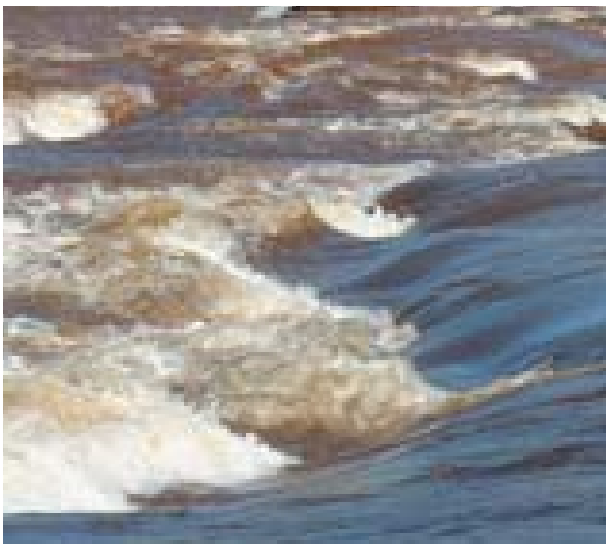
3.10.3 The town's main role is to act as a service centre for its densely populated rural hinterland. Existing businesses in Castlecomer tend to be involved in auto trade, agricultural trade, hardware, mechanics, timber or manufacturing. This profile is consistent with key sectors, such as agriculture, manufacturing, services and tourism that are prevalent at the regional level. Of particular importance is the agriculture and food sector in addition to the opportunities provided by the Castlecomer Demesne and Golf Course in relation to tourism.



3.10.4 Indigenous industry and SMEs development is also relevant, given that the strengths of the smaller towns and villages 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 that is attractive to many people.

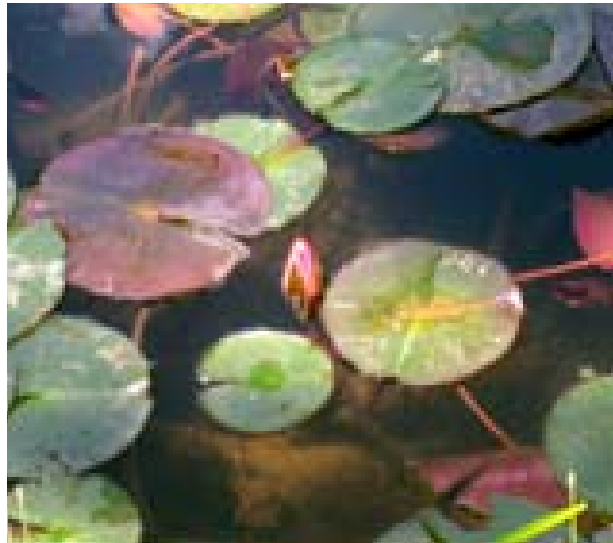
3.11 Flooding

3.11.1 The Plan can contribute substantially to the management of flooding related issues by showing consistency with guidelines provided by the OPW, 'Flood Risk & Development' which state that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.



3.11.2 Flooding is a natural phenomenon, and where there is no risk to human life and property, it is beneficial as it provides fertile sediments for farmland, maintains valuable wildlife habitats and reduces flood risk elsewhere in the catchment. The floodplain, the flat land adjacent to a stream or river that experiences occasional or periodic flooding, plays a key role in this process acting as a temporary store of flood waters facilitating their conveyance and flood levels downstream.

3.11.3 A number of human activities tend to restrict the capacity of rivers to accommodate large storm flows. These include:



- Greenfield Development and building on the floodplain: Paving over previously permeable areas for roads, housing, car parks, etc. can significantly restrict the potential infiltration rate of the area covered. This activity might have a minor or negligible impact in large river basins (due to flood peak timing and proportion of area developed), but could substantially increase runoff in small river basins
- Changes in Land Use or Land Use Practices: Changes in the vegetation cover, the way in which land is used, or measures which impact negatively on natural flood retention areas (wetlands), can have impacts on both interception and infiltration.

3.11.4 Figure 3.3 illustrates the surface water bodies in Castlecomer, including the main river traversing the town, the Dinin. This is joined at various stages by a number of tributaries. It also shows the extent of 'benefitting lands' and recorded flood events at Ballyhemmin on the N78, close to the bridge crossing.

3.11.5 Benefitting land maps were prepared as part of the design of the OPW Arterial Drainage Schemes and indicate lands that were poorly drained and would benefit from drainage. While not developed as floodplain or flood extent maps, a good correlation has been observed between these lands and those areas that may be prone to flooding. Within the town boundary, existing topographical features mean that these lands are primarily located towards the South of the town and coincide with areas of low lying land.

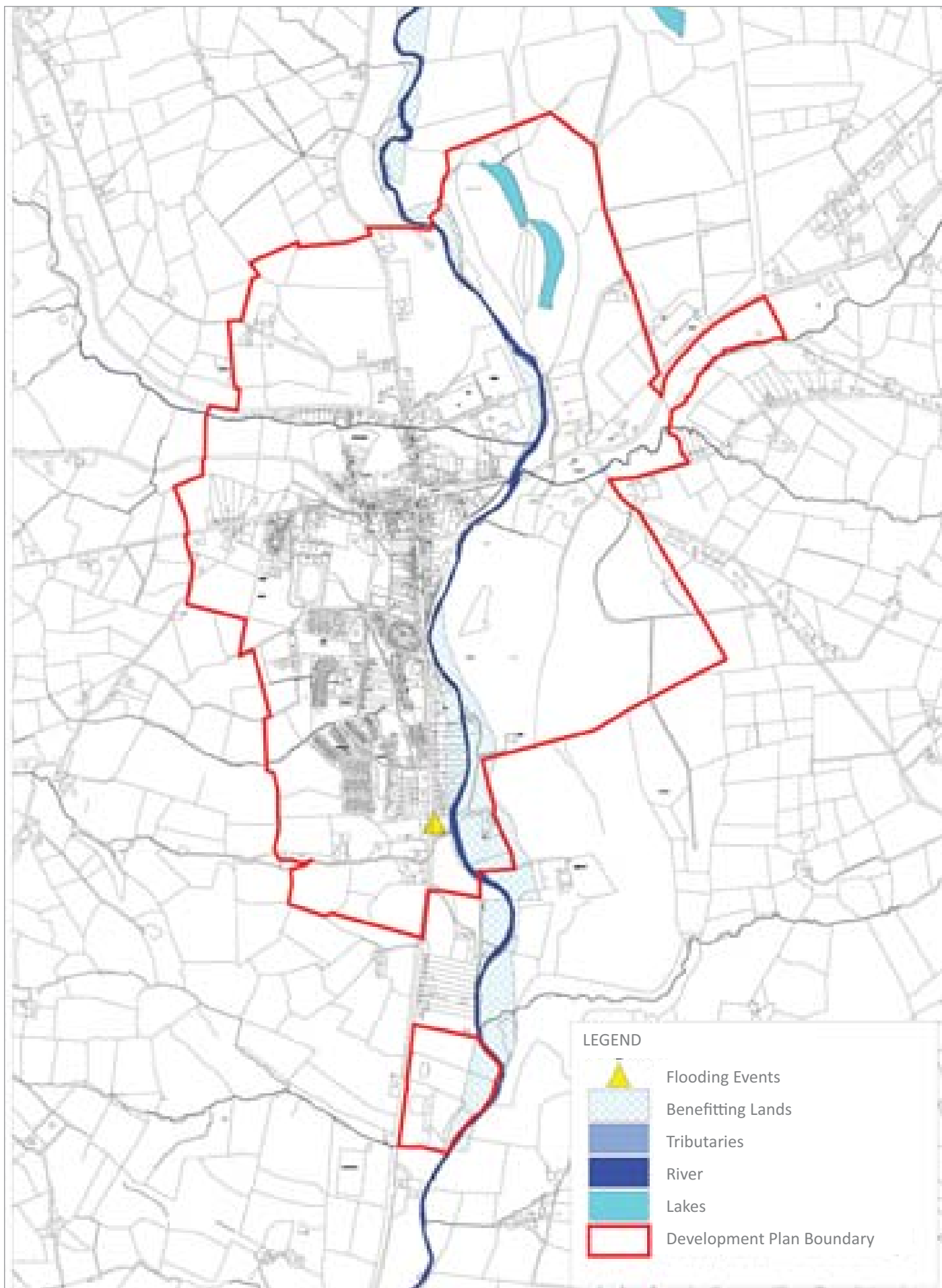


FIGURE 3.3. RECORDED FLOOD EVENTS IN CASTLECOMER AND BENEFITTING LANDS (SOURCE OPW)

3.12 Retail

3.12.1 Retail activity is concentrated in the centre of the town which 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 Glanbia Co-op at the junction of Chatsworth Row and to a lesser extent along Barrack Street and Kilkenny Street. The town enjoys an attractive townscape with a number of high quality buildings.

3.12.2 In 2000, Castlecomer was the third largest, in terms of retail floorspace, of the main centres in the County. There was a minor increase in total floorspace between 2000 and 2004, with an increase of 102m² (3.9%). A more significant increase was recorded between 2004-2007, with an 8.4% increase.

3.12.3 Convenience space has only increased by 3.4% since 2004 however since 2001 there has been a 3.8% increase in comparison floorspace, which is reasonably positive increase given that between 2001 and 2004 comparison floorspace decreased by 12.7%.

3.12.4 Comparatively, however the current amount of retail floor space is below that of Thomastown and Callan. At present, Castlecomer's total retail floorspace only represents 57.8% and 72.2% of Thomastown and Callan's retail floorspace respectively.



Composition of Net Retail Floorspace in Castlecomer, Trading as at March 2007 (m²) (County Kilkenny Retail Strategy Review 2007)

Vacant	Convenience	Comparison	Total
238	1381 ⁴	1383	3,002

Table 3.1: Net Retail Floorspace in Castlecomer

3.12.5 Castlecomer has consequently slipped in the County's retail hierarchy from the third to the fourth largest retail centre. Statistics on vacant floorspace in the town, indicate that vacant floorspace has increased from 3.6% in 2000 to 7.9% in 2007. Whilst vacant floorspace below 10% is not normally cause for concern, 7.9% vacancy is relatively high in respect of the size of Castlecomer town centre.

3.12.6 Overall, whilst retail in Castlecomer has shown limited growth, relatively high vacancy rates show potential for improvements to the retail provision. The opportunities lost and capacity for improving this position is demonstrated by food shopping patterns which highlight Castlecomer, Kilkenny City and Carlow as the main destinations for inhabitants in the town. Table 3.2 shows the current pattern with evidence of scope for reducing expenditure leakages.

Main food shopping destinations	% of visits
Castlecomer	Eurospar 28.8
Kilkenny City	Dunnes Stores 25.4

4 More recently planning permission has been sought which will result in an increase of 266sq.m. of retail floor space at ground floor level.

Main food shopping destinations		% of visits
Carlow	Tesco	13.6

Table 3.2: Main food shopping destinations

3.12.7 Given current trends described above, it is important to maintain and enhance the vitality and viability of Castlecomer's town centre. This would have a number of benefits including improvement to the access of services and reducing the unsustainable patterns of transport. This will only be possible if trade is attracted back to the town centre and issues such as the lack of quality bulk food shopping provision, parking constraints and traffic congestion are addressed.

3.12.8 Traffic congestion stemming from high levels of vehicular traffic at the intersection of High street/ Barrack Street / Chatsworth Row is exacerbated by the location of a number of bulky goods retail uses which may be better suited at the edge of centre locations. Improvements to the public realm and the capacity of parking would enhance the quality of the local environment and restore the emphasis on the townscape. Castlecomer's retailing offer also includes Mealy's Auctioneers and the Castlecomer Estate Yard which provide a unique base to expand retail services in the town.

3.13 Open Space and Amenity

3.13.1 Green space and trees and indeed all the environmental resources in the town comprising its green infrastructure, play a number of important functions including:

- Sustainable resource management in relation to land and water resources, and pollution control
- Supporting biodiversity, particularly relating to the importance of connectivity of habitats;
- Recreation e.g. greenways and the use of non-car routes to address public health and quality of life issues;
- Landscape, green spaces and corridors which provide aesthetic and visual richness.



3.13.2 Castlecomer currently has approximately 128 hectares of land zoned as open space which represents over 53.4% of land uses in the town. This open space includes the Castlecomer Demesne and Castlecomer Golf Club which are on the eastern side of the town and three areas of open space to the west of the Dinin River which are illustrated in Figure 3.4.

3.13.3 Quantity, quality, variety and accessibility of open space are all factors that influence the use of public space. DoEHLG Guidelines on 'Sustainable Residential Development in Urban Areas' emphasise the importance of qualitative standards regarding open space. A qualitative assessment of open space can be found in Appendix 1.

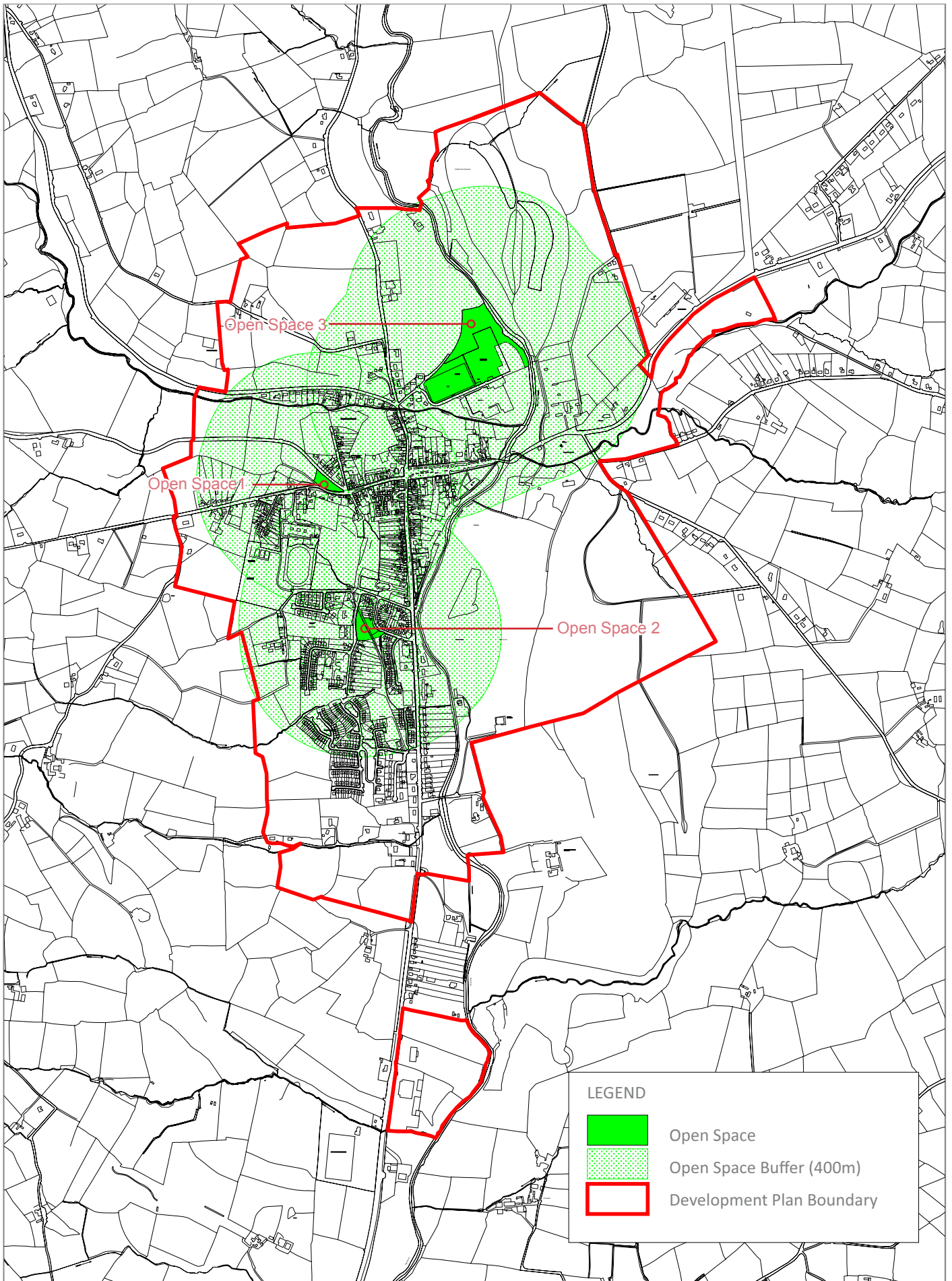


FIGURE 3.4.
LOCATION OF EXISTING OPEN SPACE AREAS / OPEN SPACE DEFICIENCY AREAS

Provision of New Public Open Space

3.13.4 Council policy as set out within the County Development Plan seeks to make provision for a hierarchy of parks, open spaces and outdoor recreation areas within the County so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work. All residents should have reasonable access to a range of different types of open space, whereby day to day recreational provision to local communities will be provided by a series of district or neighbourhood parks.

3.13.5 This approach to the development of open space and recreation provision includes a minimum standard of open space provision of 2.4 hectares per 1,000 population or greater within new residential development taking into account existing levels of provision⁵.

Site Capacity No. of Dwellings	Minimum quantity and type of leisure facilities
< 25	Development Contributions or 2.4 hectares per 1,000 people (a minimum of 0.25 hectares must be provided
25 or over	Open space 2.4 hectares per 1,000 people
100 - 199	Public open space to include neighbourhood Play Area

Table 3.3: Open Space Requirements

3.13.6 To deliver quantity, quality, variety and accessibility, open space and recreational facilities must be located and designed on a hierarchical basis according to the needs of a defined population. The hierarchy of open space is as follows:

- Class I – Strategic Open Space
- Class II – Local Parks
- Class III – Informal/casual Open Space
- Class IV – Buffer landscape

Class I – Strategic Open Space

3.13.7 Castlecomer Demesne is a significant amenity space in the town and makes up the Class I – Strategic Open Space. It makes up a large proportion of the open space in the town and is a significant tourism attraction; however its



location on the east side of the River Dinin means that it is relatively inaccessible to the adjoining built environment.

3.13.8 The area of Donaguile to the west of the town is considered as an area of high landscape value.

Class II – Local Parks

3.13.9 The remaining open space, which can be considered as Class II within the hierarchy, is illustrated in Figure 3.4 and provides a total of 6.02 hectares of space. Accessibility levels based on walking distance standards of 400m, the equivalent of a 5 / 10 minute walk, are also illustrated. They include outdoor sports facilities (GAA and Soccer pitches) to the north of the town, and two areas of amenity greenspace, one to the north west of the town and one opposite the boy's school in the southwest of the town.

3.13.10 To the south west of the town and linked to an amenity area is a green corridor on the path of the disused Castlecomer Railway. This acts as an existing linkage in the area and could provide the basis to enhance further connectivity.

Trees Preservation

3.13.11 In the interest of amenity and the environment, the plan makes provision for the preservation of any tree, groups of trees or woodland. A Tree Preservation Order currently applies to an area of Sawney's Wood (T.P.O. 1/67 - See Figure 3.5). It 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.

3.13.12 The Tree Register is a database of over 5,000 trees in Ireland and has identified *Fagus sylvatica* (Beech) at Castlecomer Golf Club, 6.50 @ 1.5 m × 29 m as part of the register.

3.13.13 Individual trees represent a considerable amenity resource in the town. Individual trees of significant size have been identified on the Environmental Constraints Map Figure 5.2.

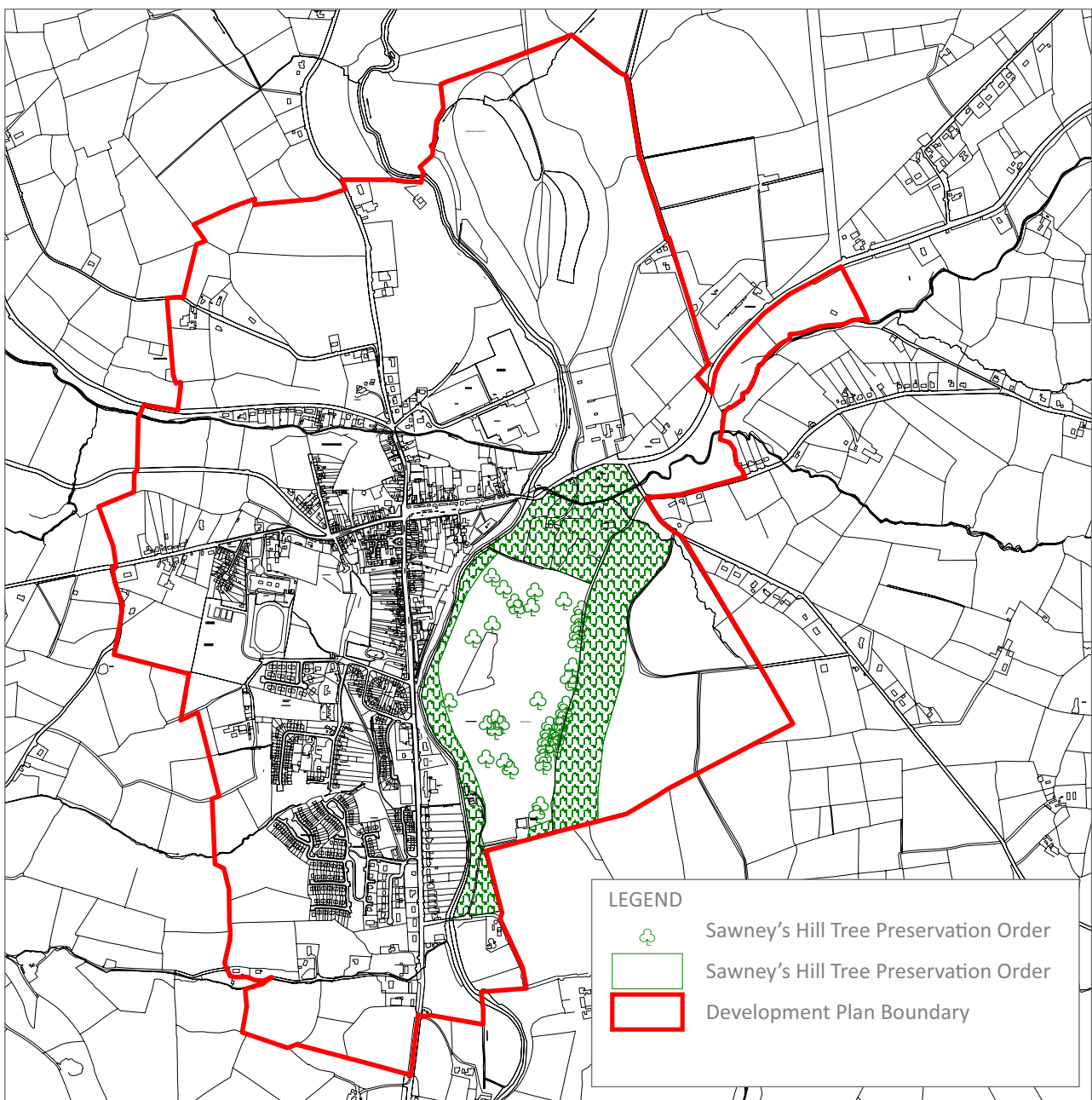


FIGURE 3.5.
SAWNEY'S WOOD TREE PRESERVATION ORDER

Children's Play Facilities

3.13.14 Children's play is important and provides key benefits to health such as promoting children's development, learning, creativity and independence and keeping children healthy and active.

3.13.15 The County Development Plan requires that a minimum standard of 10 sq. m. of dedicated playable space per residential unit should be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play and should be distributed throughout the development taking into account existing off-site provision.

3.13.16 The total requirement should be broken down into the relevant typologies taking account of the maximum walking distances from residential units given below. All children and young people should have access to play space which should be within a reasonable and safe walking distance from home. To ensure that children and young people are guaranteed this access to play space the following standards should be observed when new residential developments are being laid out:

- Doorstep Playable Space 100m (Maximum walking distance from residential unit)
- Local Playable Space 400m
- Neighbourhood Playable Space 800m
- Youth Space 800m



3.13.17 There are currently two play facilities in Castlecomer. Figure 3.6 illustrates the location of these facilities and shows that some areas, particularly in the northwest of the town, could be described as deficient in play space. Whilst quality of existing facilities is good, accessibility, particularly for pedestrians, to the facility in the Castlecomer Demesne could be improved.

3.13.18 The County Development plan also requires that a Sub-County Scale recreational facility should be developed in Castlecomer and that these facilities should seek to serve a catchment of 10 – 20 km.



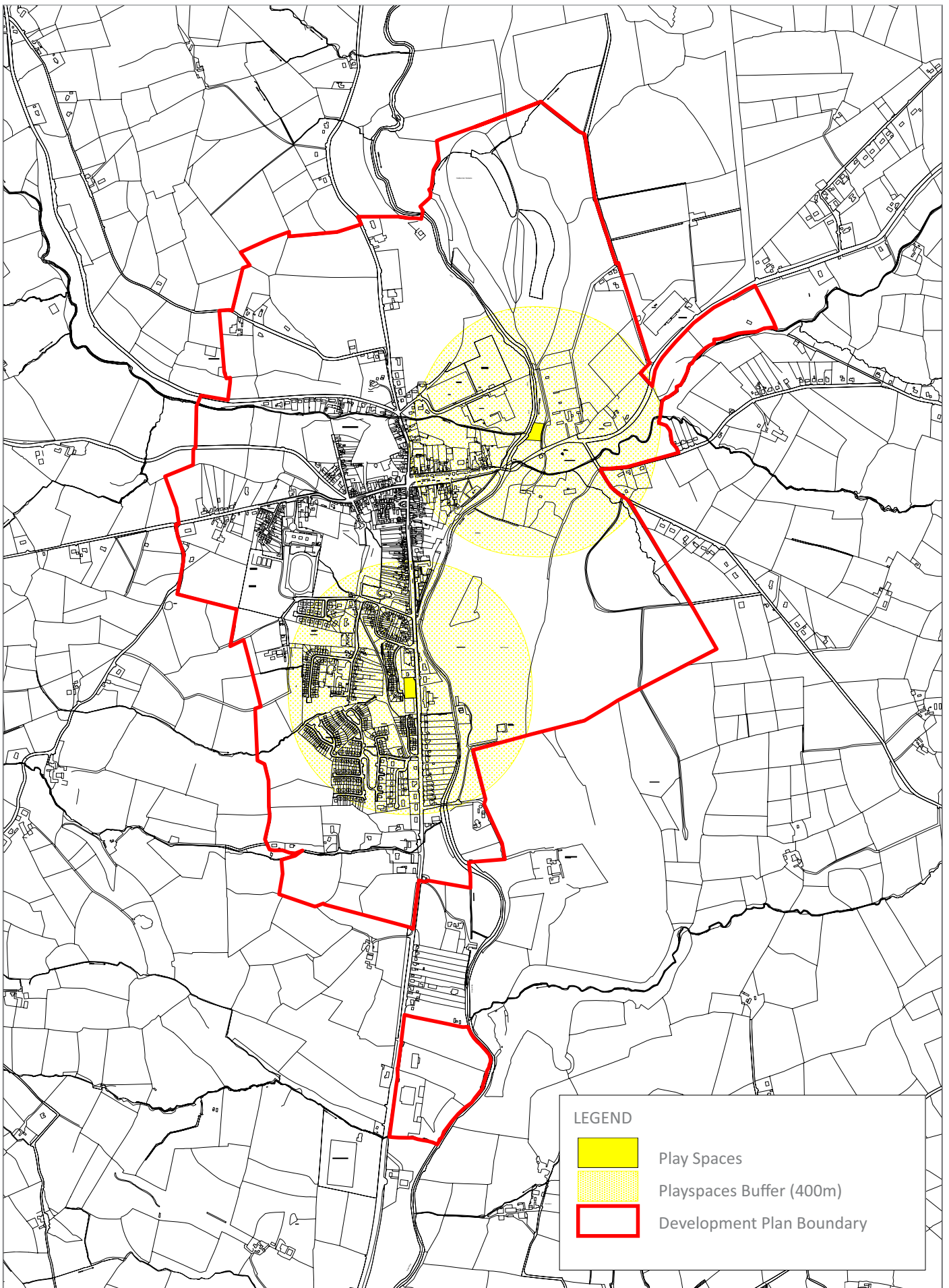


FIGURE 3.6.
EXISTING PROVISION OF CHILDREN'S PLAYSACE



3.14 Historic Environment

3.14.1 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. Figures 3.7 and 3.8 trace the town's historic development from 1842 to 1902. The towns surviving built fabric makes a significant contribution to the quality and character of the environment and townscape.

3.15 Archaeology

3.15.1 The relatively low levels of change to the built fabric as evidenced by Figures 3.7 and 3.8 has meant that some elements of the town's early history have survived. 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, consisting of lists of monuments and places is set out in Appendix 2 and mapped in Figure 3.9.

3.15.2 The survey also produced reports 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. The extent of the zone of potential in addition to the register of historic monuments is illustrated in Figure 3.9.

3.16 The Record of Protected Structures

3.16.1 The Record of Protected Structures lists the structures that are given statutory protection through the County Development Plan. The current County Development Plan contains 26 structures in the Record of Protected Structures which are located in Castlecomer. Of these 26, 2 are of national importance, 10 are of regional importance and 14 are of local importance. These are shown in Appendix 2.

3.17 The National Inventory of Architectural Heritage

3.17.1 The National Inventory of Architectural Heritage 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 the Environment, Heritage and Local Government to the planning authorities for the inclusion of particular structures in their Record of Protected Structures. The NIAH is mapped in Appendix 2.





FIGURE 3.7.
CASTLECOMER 1842 OSI MAP (SOURCE: TRINITY HISTORIC MAPS ARCHIVE)

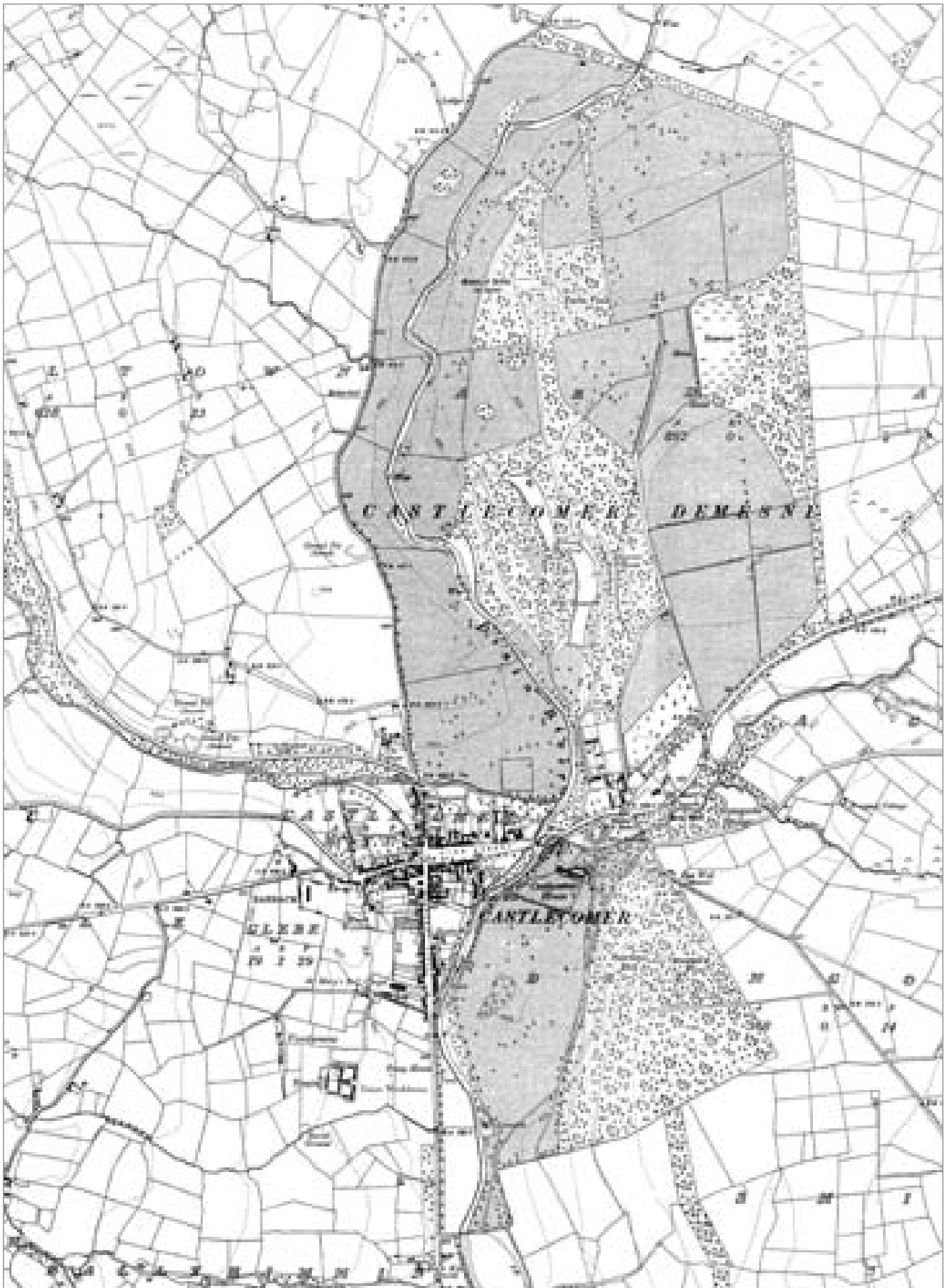


FIGURE 3.8.
CASTLECOMER 1902 OSI MAP (SOURCE: TRINITY HISTORIC MAPS ARCHIVE)

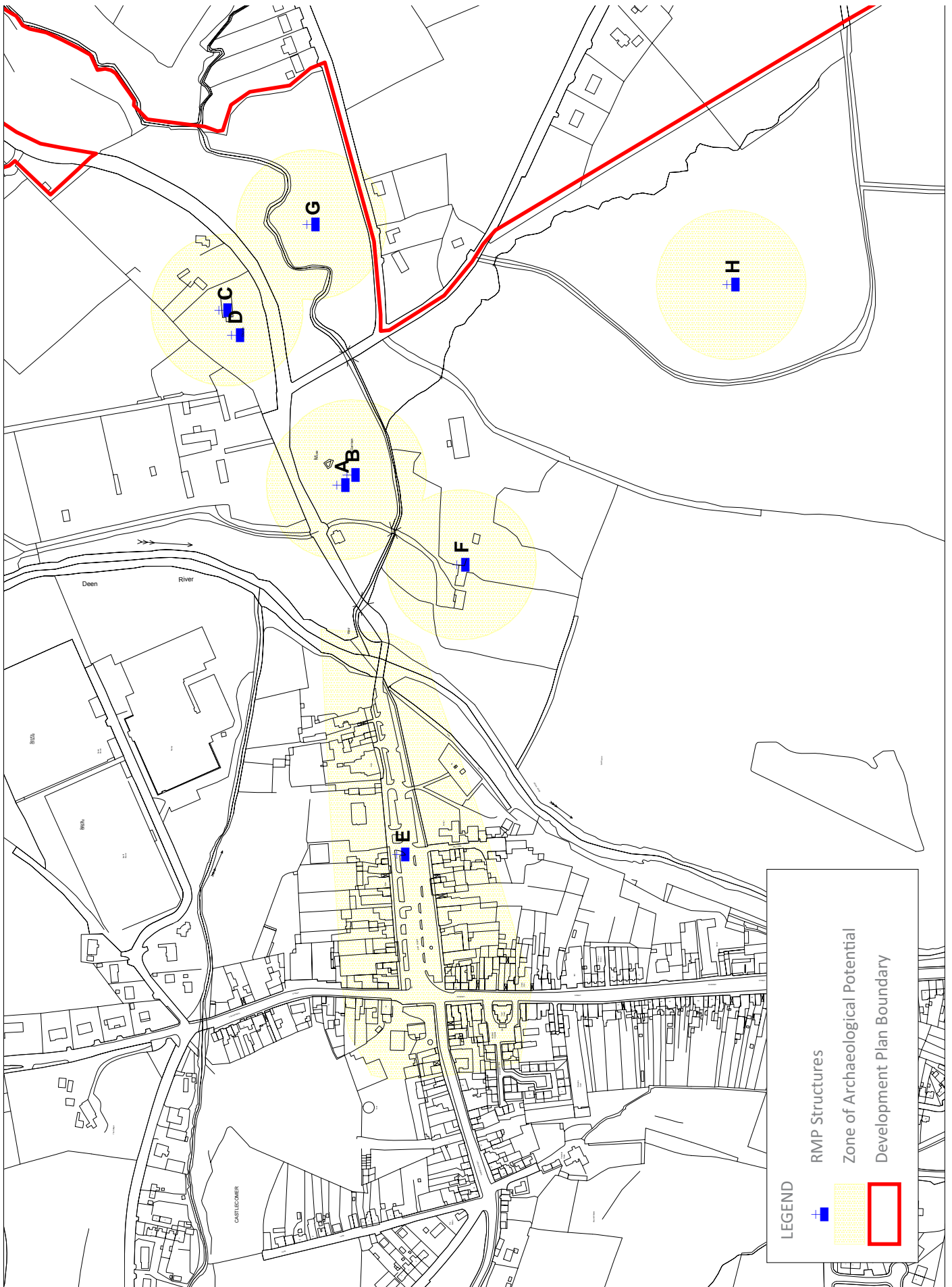


FIGURE 3.9. CASTLECOMER RECORDED MONUMENTS AND SITES (SOURCE:WWW.ARCHAEOLOGY.IE)



3.18 Architectural Conservation Area

3.18.1 The Planning and Development Act 2002 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.

3.18.2 ACAs can cover small groups of buildings or extend over sections of a town. In Castlecomer the ACA extends to include 26 structures on the Record of Protected Structures and 58 structures on the National Inventory of Architectural Heritage (NIAH). The National Monuments Service has also designated a large portion of the town as a zone of archaeological potential, which contains approximately six hectares of land and covers a significant proportion of the ACA.

3.18.3 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 is 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 area, with notable viewpoints looking east from Barrack Street down High Street and looking south down Kilkenny Street.

High Street

3.18.4 High Street is an exemplar of the impressive character of Castlecomer, with its generous dimensions, lime tree lined footpaths and buildings of distinguished architectural merit. 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 (see Figures 3.10 and 3.11.)

3.18.5 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, see Figure 3.12. There is a sharp definition between public and private space in the town, with public space in the spaces between building frontages and private space accessed through laneways under distinctive carriage arches.



FIGURE 3.10: VIEW FROM EAST TO WEST ALONG HIGH STREET



FIGURE 3.11: VIEW TOWARDS THE BRIDGE FROM HIGH STREET



FIGURE 3.13: MARKET SQUARE



FIGURE 3.12: HIGH STREET

Market Square

3.18.6 Market Square is located south of High Street, taking the pattern of a square siding onto Kilkenny Street. The court house (see Figure 3.13), 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 important and distinctive break in the streetscape, providing formal open space to an otherwise narrow street.

Kilkenny Street

3.18.7 Kilkenny Street contrasts with the generous dimensions of High Street, with street widths ranging from ten to fifteen 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 reflect the evolution and heritage of the town.

3.18.8 The old school house that is currently being used as a library, is said to have been the first purpose-built educational building in the town and it offers an imposing landmark on the street, see Figure 3.14. 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, the cluster consists 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. The second significant residential cluster called Florence Terrace, see Figure 3.15, were built by Captain Wandesford, family of nearby Castlecomer House, in the early 20th century to house workers of the nearby Coalmines. 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.



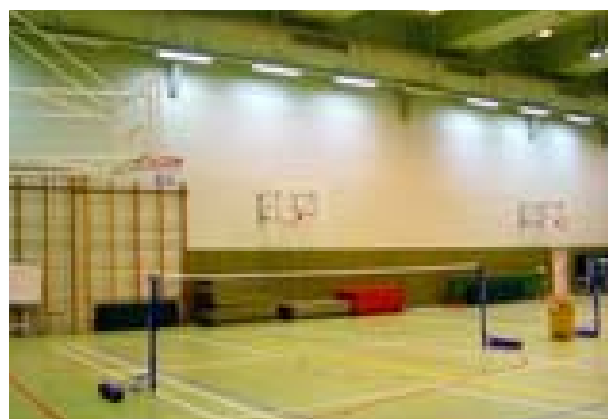
FIGURE 3.14: OLD SCHOOL HOUSE



FIGURE 3.15: FLORENCE TERRACE

3.19 Community facilities

3.19.1 There is currently 17.02 hectares of land zoned for community infrastructure which accommodated churches, schools and health facilities. The location and capacity of existing facilities are set out in Tables 3.4 and 3.5.



Existing Childcare facilities in the town	Location	Capacity
Oakhill housing Development	New residential area to south of the town	25 all day places
COI Community Hall	Town centre	15/ 20 sessional places
Equitable Healthcare childcare Project	Town centre	40 all day / 50 afterschool
	Total Spaces	85 / 95

Table 3.4: Existing Childcare Facilities

School	Current No. of Pupils	Capacity School	No. of available School Places
Boys National School / SN Caislean An Cumair	86	86	0
Castlecomer Convent National School	195	216	21
Holycross National School, Firoda (outside development boundary)	66	70	4
Wandesforde National School	48	50	2
Lisnafuncheon National School (3km from Castlecomer)	39	40-45	1-6
Primary School Total	434	462-467	28-33
Castlecomer Community School	632	632	0
Secondary School Total	632	632	0
Total	1,066	1,094 - 1,099	Primary School 28-33 Secondary Schools - 0

Table 3.5: Existing Education Facilities and Capacity

Schools

3.19.2 National School places are provided by the Boys National School, Castlecomer Convent National School and Wandesford National School. In addition, Holycross National School and Lisnafuncheon National Schools, which are located outside the town also cater for students from the Castlecomer. The Boys National School is currently operating at capacity with 82 students in attendance. The Castlecomer Convent National School has 195 students in attendance; however numbers are expected to increase. The school has capacity for 216 students. The Wandesford National School has capacity for 50 students (both girls and boys) and is currently operating with 48 students in attendance. The Holycross National School has capacity for 70 students and currently operates with 66 students (boys and girls) in attendance. Lisnafuncheon National School currently has 39 students and has capacity for between 40-45.

3.19.3 Post primary education is provided by Castlecomer Community School, which is currently operating at capacity with 632 students accommodating both male and female students. This school serves a wide catchment.

3.19.4 Tables 3.4 and 3.5 show that there are no significant capacity issues in relation to both childcare and schools facilities however, there is limited availability of new places for boys of national school going age.



Castlecomer District Hospital

3.19.5 Castlecomer District Hospital currently has 30 beds and the facility is currently operating at capacity. The hospital offers short-stay, step-down, convalescent, G.P. admissions, terminal, respite and care of the young chronically ill. It serves all of north Kilkenny. As this facility is currently operating at capacity and the population is aging, there is a need for additional facilities to cater for the elderly population in the town and surrounding area.



Primary Care Facilities

3.19.6 The Health Service Executive has indicated that Castlecomer is an appropriate location for the provision of 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.

3.19.7 The primary care team⁶ will be the format by which primary care is provided and will serve population groups of 3,000-7,000 people, depending on whether a region is rural or urban.

6

The Primary care team will usually comprise GP, Nurse/midwife, Health care assistant, Home help, Physiotherapist, Occupational therapist, Social worker, Receptionist, Clerical officer, Administrator. (Source: Department of Health and Children, 2001).



04

Development Strategy

4.1 General Introduction

4.1.1 The previous chapter examined the general context of the study area highlighting the issues that should be central to the strategy set out in the Plan. This chapter sets out the preferred plan strategy for the plan period which is based on the policy context, issues and needs facing the town as identified in the previous chapter and projected growth. Population projections are therefore central to the strategy and together with other relevant considerations also form the basis of future zoning objectives in Castlecomer.



4.2 Population Trends and Projections

4.2.1 Within the Kilkenny County Development Plan Settlement Strategy, Castlecomer is defined as a district town. The Regional Planning Guidelines for the South East identify district towns as 'towns with a population of between 1,500 and 5,000 that may perform an important role in driving the development of a particular spatial component of the overall region'.

4.2.2 In the most recent Census in 2006, Castlecomer's population was recorded as 1,531 representing 3% growth in the town since 2002. Since then (April, 2006) 29 housing units have been completed. Using the Kilkenny County average household size (2.88 heads per household) this suggests an additional 83 persons should be added to the recorded population of 1,531. As a result the Local Area Plan assumes that there is an existing population of 1,614 residing in Castlecomer.

4.2.3 This figure provides a basis for the methodology for estimating population growth. This methodology relates to past trends in addition to future housing supply, which has been established through the review of planning permissions granted and the Kilkenny Population Study and Housing Strategy (June 2007).



4.2.4 A review of planning permissions granted since the most recent census period indicates that there are approximately 130 permitted units to be constructed. Assuming that these are deliverable and applying Kilkenny County average household size (2.88 heads per household), it is estimated that this number of units will facilitate an increase in population of 374 persons in Castlecomer. This would project the population to 1988 over the next plan period which represents an increase of approximately 24%. This figure does not including remaining capacity of residential land zoned.

4.2.5 The Housing Strategy (June 2007) generated a number of growth scenarios for the County as a whole. Growth scenarios, based on Castlecomer’s share of the county population, range from 19.9% minimum to 34.3% maximum growth to 2020. Taking into account pipeline supply, the high growth level of 26.3% has been chosen as the preferred growth scenario of the town. This projects growth of 26.3% over the period till 2020, with the subsequent figure of 1,826 derived for the period up to 2014. The figure of 1,826 forms the basis of the Plan strategy.

Population Trends Location Capacity					
Year	1996	2002	2006	2008 est.	Population on realising pipeline supply
Population	1,380	1,482	1,531	1,614	1,988
% increase	-	7.39%	3.3%	5.42%	24%

Table 4.1: Population Trends

Growth projections by 2020

4.2.6 Residential zoning capacity in this Plan will also influence the growth of Castlecomer. As detailed below, as part of the analysis of the existing and proposed residential zoning capacity, 23.57ha of residential land will be available for future development. Using residential density figures of 24.71 homes per hectare (Model Housing Strategy Guide, 2000), and average household size in Kilkenny of 2.88 heads per household, this capacity would be sufficient to accommodate an additional 582 households. This remaining zoning capacity in addition to the pipeline supply of 130 units will realise a total population of 3,664.

4.2.7 It is anticipated that this capacity will provide scope for development to 2020 which is consistent with the timescale of the South East Regional Planning Guidelines and supports the town’s role as a District Centre.

Population Growth 2008 - 2014		
Growth scenario	2014	Population growth 2008-2014
Low Scenario	1,705	92
Central (preferred) Scenario	1,760	146
High Scenario	1,826 ⁷	212

Table 4.2: Population Growth Scenarios (based on the 2008 estimate of current population 1,614)



7

This figure is based on a growth scenario of 26.3% over a period till 2020 derived from the Kilkenny County Housing Strategy

4.3 Key Issues, Spatial Vision and Plan Objectives

4.3.1 The development of a vision and plan objectives for future development should reflect unique characteristics and issues in the town and have been generated to reflect the strengths, weakness, opportunities and threats in addition to the policy context set at national, regional and county level.

4.4 Summary of SWOT analysis

Strengths

- The town enjoys areas of significant amenity value including Castlecomer Demesne and Golf Club and benefits from a unique setting provided by the surrounding upland landscape.
- Castlecomer's historic environment includes important features that together give the town its unique townscape character which is centred on the public space at market square, which is at the heart of the town centre.
- Its proximity to Kilkenny City.

Weaknesses

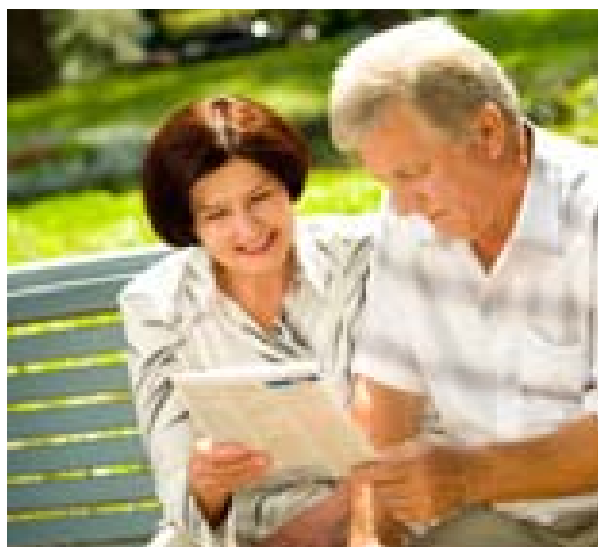
- A lack of employment opportunities in the town and scope for economic diversification.
- A demand for additional lands in support of these activities,
- Poor retail provision in the town.
- New housing developments that are poorly integrated and connected to the existing town.
- Areas of existing amenity are largely inaccessible with some areas of deficiency with respect to open space/ play space provision,
- Improvements needed for some community facilities, in particular, primary care facility, the district hospital and provision for the elderly

Opportunities

- Castlecomer Demesne and Golf Club.
- The disused railway line.
- Backland areas /opportunity sites in the town centre.
- Underused industrial land close to the town centre.
- The provision of additional pedestrian linkages crossing the river.
- Tourism industry.
- Riverside setting.

Threats

- Water supply may be constraining development in the town.
- The lack of sewage infrastructure in some areas outside the town boundary is contributing to poor water quality.
- Areas of flood risk.



4.4.1 In addition to reflecting the issues for the town the Plan is also required to be consistent with the Vision and Strategic Goals of Kilkenny County Development Plan 2008-2014.

Local Area Plan Objectives

4.4.2 The following Local Area Plan objectives have been generated through analysis and reflection of the general and strategic context of the study area. The plan objectives provide the framework for the future development of Castlecomer:

1. To support town centre vitality and viability by extending the town centre;
2. To provide high quality residential areas with direct linkages to open space, community and retail facilities;
3. Address existing deficits within the recently established developments and provide for future community requirements in childcare, retail, open space and community services in the Castlecomer area;
4. Protect and enhance the character and integrity of existing natural and built environments;
5. Facilitate sustainable economic development through support for tourism development and provision of a new industrial area to the south of the town;
6. Improve linkages between the town and the Castlecomer Demesne;
7. Support the re use of land and buildings, particularly through backland development; and
8. To seek a high level of design quality in all new development.

4.5 Strategic Vision

4.5.1 By 2020, Castlecomer will be a compact, sustainable and vibrant town of between 3,000 and 4,000 persons supported by a growth in retail services, jobs and community facilities. New development will be well connected to the existing urban environment and of a high quality, reflecting and respecting existing character of the surrounding upland landscape in addition to the built and natural environment. Improved linkages between the town centre and Castlecomer Demesne will facilitate tourism development and benefit town centre vitality and viability.

4.6 Development Strategy

4.6.1 To provide a planning framework which promotes the conservation of Castlecomer's natural and built heritage, unique upland setting, consolidate the town within the existing plan boundary making more efficient use of land and existing infrastructure, facilitating the sustainable growth and development of the town through the creation of high quality and permeable developments.

Population and settlement policy

- To promote growth and development of Castlecomer which reflects its role as a district town as set out within the South East Regional Planning Guidelines and in the County Development Plan;
- To promote sustainable and linked development with adequate provision of social and physical infrastructure, including recreation facilities.



Reassessment of existing zoning

4.6.2 The reassessment of existing zoning was completed following a survey of existing land uses and development capacity and consideration of the following factors outlined in the Development Plan Guidelines:

- Need (derived from projected growth of the town)
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

Existing zoning

4.6.3 Existing zoning for the town was set out under the Kilkenny County Development Plan 2002 -2008. The town boundary as defined in the Local Area Plan 2002 -2008 included 312.9 hectares of land, 239.45 ha of which is zoned for a range of uses as specified in Table 4.3.

4.6.4 Under the County Development Plan 2002-2008, a total of 65.47 ha. are zoned for residential use including established housing developments. This does not include opportunities to consolidate the town centre through additional backland development. There are a total of 21.23 ha of undeveloped residential lands in the town. In addition, the Local Area Plan 2002 – 2008 zoned a total of 13.19 ha. for light industrial uses of which 0.62 ha are greenfield sites which remain undeveloped.

Proposed Zoning

4.6.5 The proposed amendments to the 2002 zoning are set out in Table 4.3 and indicated on the zoning map that accompanies this Local Area Plan. The Plan includes a number of zoning amendments.

Population Trends	2002 Zoning(ha)	Proposed (ha)	Remaining Capacity (Proposed Zonings) (ha)
Residential	65.59	67.5	26.8 (excluding mixed use areas)
Industrial	13.39	27.4	12.1
Open Space	128.05	137.1	-
General Business	15.52	13.8	-
Community	17.02	19.6	
Mixed Use	0	7.6	7.6
Total	239.57	271.3	

Table 4.3: 2002 and Proposed Zoning

Mixed Use

4.6.6 7.6 hectares of land has been zoned for Mixed Use development to ensure that necessary facilities are located within walking distance of the town centre and will allow for residential development in addition to commercial, retail and community uses including open space.

Industrial

4.6.7 As a consequence of changing central industrial use in the town centre to mixed use in support of town centre vitality, additional areas have been zoned for employment related uses to ensure this is replaced elsewhere in the town.

4.6.8 Overall, employment zoning has increased from 13.39 to 27.4 ha as a means of providing for the relocation of appropriate uses from the town centre and supporting wealth and employment creating uses.

Community Facilities

4.6.9 An additional 2.58 hectares of land has been zoned for community facilities to accommodate the short term extension of Castlecomer District Hospital, the provision of an additional recreational space for the Castlecomer Community School and further grounds for the cemetery should it be required.

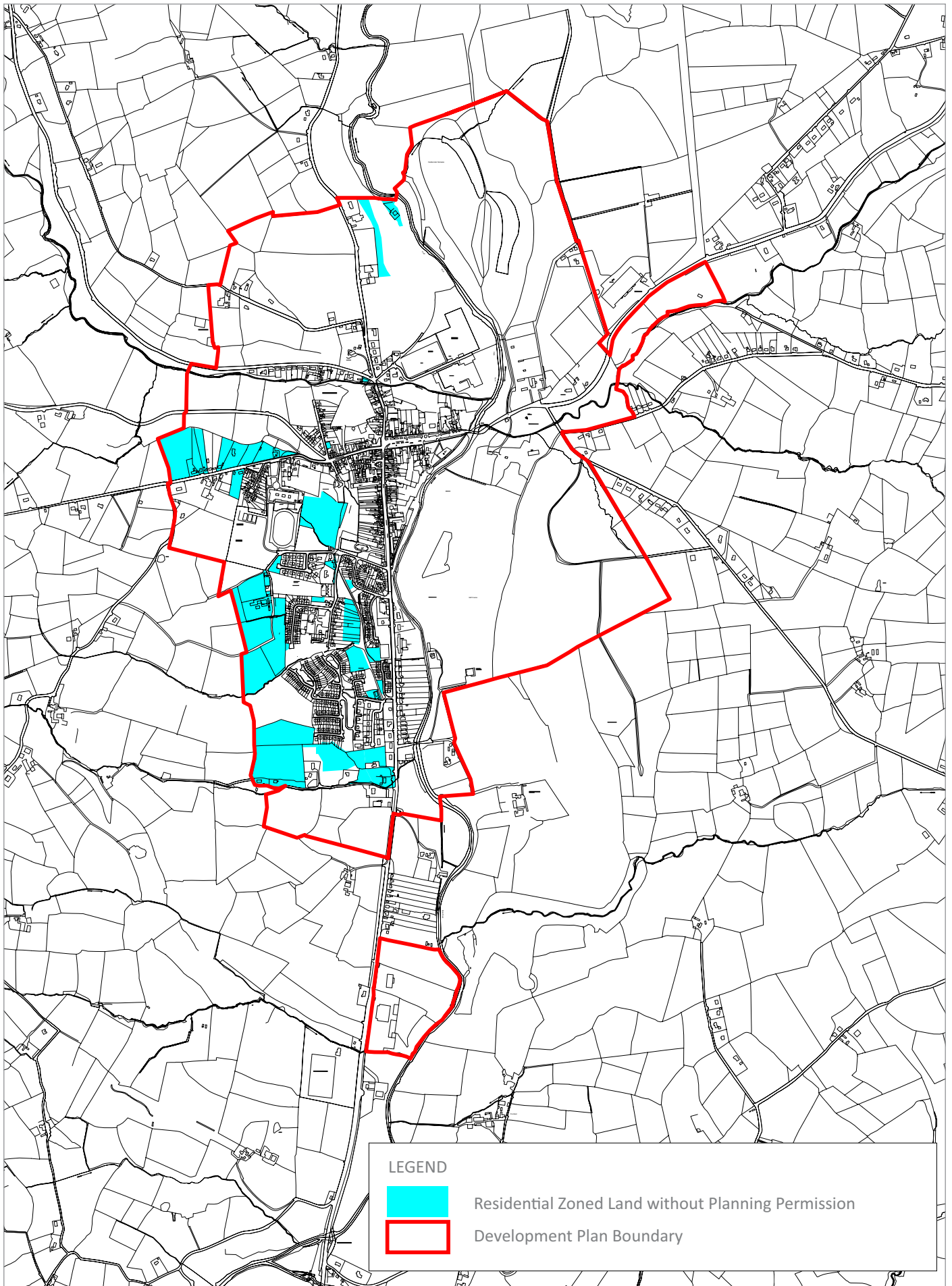


FIGURE 4.1.
RESIDENTIAL ZONED LAND WITHOUT PLANNING PERMISSION AS OF OCTOBER 08

Residential

4.6.10 The consideration of residential zoning in the Plan reflects the factors in determining zoning as set in the Guidelines on Sustainable Residential Development in Urban Areas referred to in section 2.3.

4.6.11 The plan proposes residential zoning of 67.5 hectares (inclusive of low density residential zoning) which represents an increase of 1.91 ha. This increase takes into account the considerable pipeline supply of 130 units and uncommitted capacity of 25.1 ha within the town boundary. This figure excludes residential capacity in the town centre that will be provided as a part of the mixed use development and general business. This capacity is considered sufficient to meet the anticipated development requirements over the plan period and provide the flexibility and scope for development over the longer term in support the town's role as a district centre as set out within the South East Regional Planning Guidelines.

4.6.12 Using residential density figures of 24.71 homes per hectare (Model Housing Strategy guide, 2000), and average household size in Kilkenny as 2.80 people per household it would be reasonable to conclude that uncommitted capacity would be sufficient to accommodate an additional 662 households.



4.6.13 The pipeline supply of 130 units in addition to remaining zoning capacity of 662 units (capacity identified using residential density figures of 24.71 homes per hectare) has the potential to increase the population of Castlecomer by 2,217, realising a total population of 3,831. This clearly demonstrates that there is sufficient land for residential development over the long term which is consistent with the vision for the town as set out in the South East Regional Planning Guidelines 2004 – 2020 and Development Plan guidelines which requires sufficient zoned residential land to be available throughout the lifetime of the development plan and beyond to meet anticipated needs and allow for an element of choice.

Open Space

4.6.14 A further 9.05 hectares of open space has been designated based on topography, protection of visual amenity of upland areas and the provision and improvement of green walking routes.



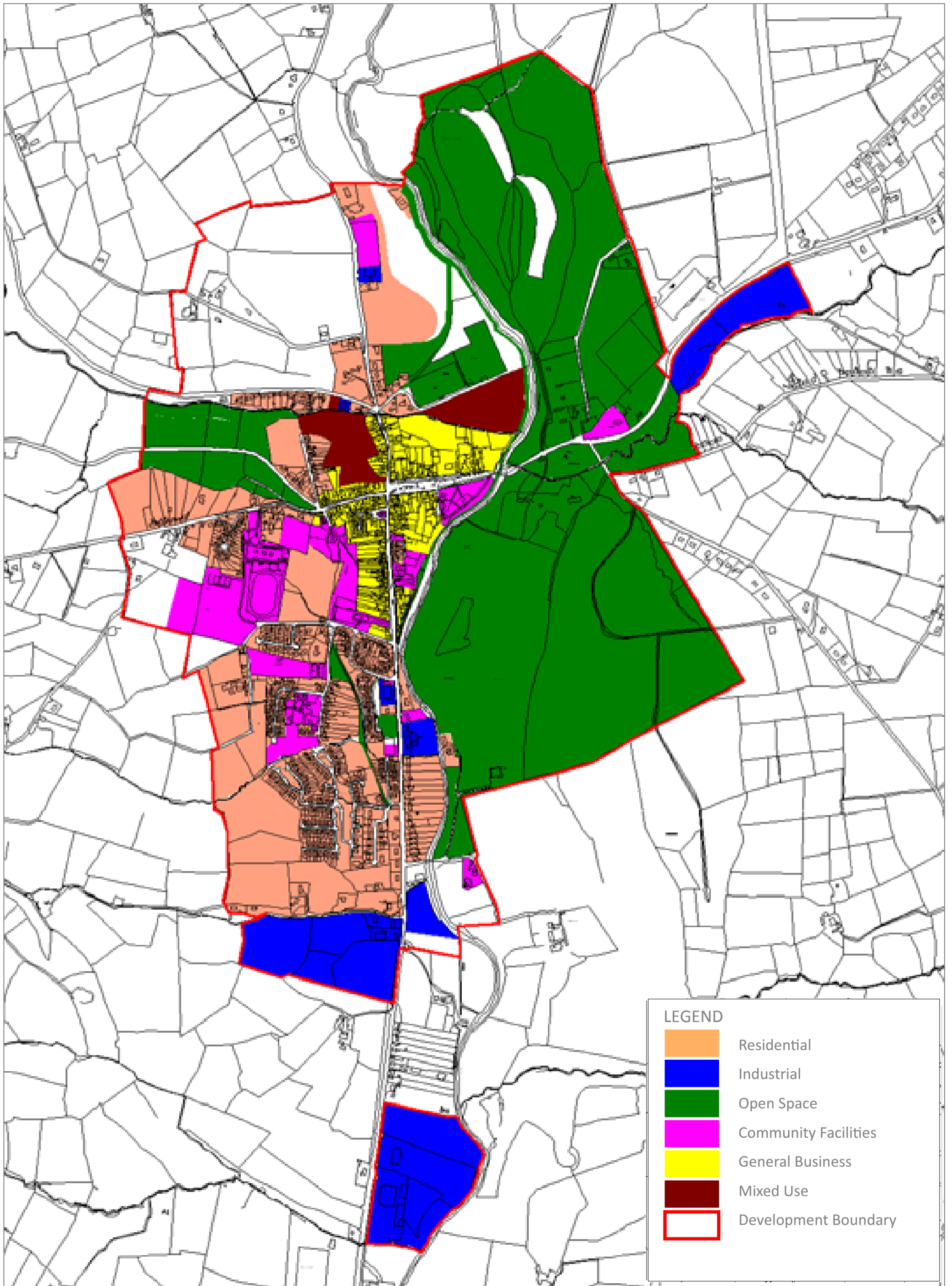


FIGURE 4.2.
CASTLECOMER LAND USE ZONING MAP



05

Plan Policies and Controls

5.1 Town Centre and Retail

5.1.1 It is the objective of the Plan to enhance the vitality and viability of Castlecomer and provide clear policies and proposals for retail development by seeking to address issues outlined in Chapter 3. In accordance with the Retail Planning Guidelines (2005) and National and County policy the sequential approach is central to the development strategy for the town.

5.2 Town Centre Improvements

TC1: Town centres should provide a high-quality and safe environment if they are to remain attractive and competitive. In order to maintain and enhance the quality of the town centre, the Council will seek to support developments that encourages the appropriate re-use, regeneration of derelict, vacant and underutilised sites, particularly where development seeks to restore features of the historic environment, improve or manage the quality of the public realm and facilitate access to and from the town centre by all modes of transport.

5.3 Retail Strategy

R1: The 2007 Review of the County Retail Strategy identify the need to enhance vitality and viability of the town and to achieve this through a substantial improvement in its retail floorspace to achieve designation as a Tier 2 Level 2 Sub County Town Centre in the County Retail Hierarchy. It is therefore the policy of this plan to:

- To deliver the objective of the County Retail Strategy and provide framework to ensure that the vitality and viability of Castlecomer is sustained and enhanced and retail needs are being met on an efficient, equitable and sustainable basis;
- Improve the retail offer by providing for retail floorspace uses in the mixed use lands on the zoning map which includes the IJM factory site to the north of the High street and the lands at the Glanbia premises;
- Ensure that new provision builds on opportunities provided by existing assets such as the Castlecomer Estate Yard; and
- Maximise the opportunity for direct pedestrian links to the Square and High Street from significant redevelopment opportunities.

5.4 New Retail Development

R2: The centre of Castlecomer will be the focus of all major new retail development and the Council will normally permit the proposal whereby the development:

- Is consistent with the County Retail Strategy and sequential approach;
- Improves and enhances pedestrian movement in the town, contributing to access for all;
- Is well integrated with the existing centre by respecting the building line of the existing urban environment and providing for linked trips to the remainder of the centre and contributing towards improving the environmental quality;
- Positively reflects the town's historic fabric and significant townscape value.

Car Parking

5.4.1 New development should seek to provide suitable car parking capacity, in accordance with the Kilkenny County Development Plan car parking standards, which caters for the immediate and anticipated future demands of the development. Car parking should normally be located to the rear or where appropriate underneath subject to considerations for archaeological heritage.

5.4.2 The layout of new parking should be conceived within the overall design of new proposals for the development and linked to demand from the wider area.

Action:

To carry out and implement a parking strategy for the town centre, which

- reconfigures existing surface level car parking provision where there is a reduction in the visual impact; and
- enhances the proportion of short stay parking.



5.5 Quantity of New Retail Floorspace

R3: The County Retail Strategy sets out the role and function of Castlecomer within the retail hierarchy providing guidance on the distribution of new floorspace. The Retail Strategy defines Castlecomer as a Tier 2 Level 2 Sub County Town and recognises that the retail offer of the town needs to be improved substantially in order to meet its objectives to reach Tier 2, Level 2 status. The distribution of new floorspace should be linked to Castlecomer's role in the retail hierarchy for the County and should be appropriate in scale and character to the hierarchical role of the centre.

The type of shopping that is appropriate to this level of the hierarchy includes middle convenience and comparison, particularly tourism related.

It will not be appropriate to prescribe what the capacity potential for additional floorspace is in the town and in general it will be subject to the assessment criteria for retail developments being met where proposals are above the 500m² (gross) threshold set for both convenience and comparison floorspace.

5.6 Residential Development

5.6.1 As set out in the County Development Plan 2008 - 2014, for all significant residential schemes a framework plan will be required, see Section 10.4.1 of the CDP.

RES1: In line with the Development and settlement strategy, it is a specific objective of the Plan to consolidate settlement within the town boundary and provide a number of opportunity sites within this area for new housing development.

RES2: Proposals for residential development should have regard to the Guidelines on Sustainable Residential Development in Urban Areas, and in particular, the objective of limiting the size of individual proposals to 10% - 15% of the existing housing stock. In Castlecomer, the existing housing stock is approximately 660 units, which provides a basis for an indicative maximum range of 66 – 99 units, for development proposals.

RES3: In terms of design and layout, new residential developments that are considered significant should demonstrate good housing design and submit design statements in conjunction with planning applications, explaining the principles and concept behind the design, demonstrating how the proposal relates to its wider context, meets the following urban design objectives and principles:

- 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;

- Creating places of distinctive character and legibility;
- 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 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 and contributing to a well defined movement network 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;
- Creating variety and choice to support mixed communities, develop the identity of a place and ensure that all new developments are accessible to all; and
- Supporting improvements to air and water quality through good quality landscaping which can support biodiversity.



5.7 Phasing

5.7.1 There is sufficient land zoned in this Plan to cater for needs beyond the lifetime of this Plan. The Council recognises the direct implications of this zoning in relation to the scheduling and cost of delivering infrastructure. In this regard, the Council will adopt a sequential approach to the development of the town and will discourage the leapfrogging of development over greenfield sites which would result in the development of the town in a piecemeal and incoherent manner out of sequence with the scheduling and delivery of the necessary infrastructure to serve the proposed development.

PH1: To adopt a sequential approach to the development of the town and to discourage the leapfrogging of development over greenfield sites which would lead to development not serviced by physical and social infrastructure and amenities.

5.8 Transport and Connectivity

T1: Based on a general assessment of connectivity and permeability with respect to new and existing zoning designations, it is the objective of the Castlecomer Local Area Plan to support and facilitate sustainable transport within the town through measures to improve connectivity, reduce traffic congestion, reconfigure car parking and providing for sustainable forms of transport such as walking and cycling.

Action:

To support the provision of pedestrian / cycle access, through provision of bridge infrastructure at two locations, specified in the Masterplan, in order to enhance connectivity between the town and the Demesne.

T2: It is the Council's intention to carry out a traffic management plan and supporting signage strategy for the town as soon as possible as resources permit during the lifetime of the plan. This traffic management plan will provide for additional car parking provision particularly where this can be accommodated as part of backland development (Glanbia Site / IJM Site) close

Specific Objective	Action By:	Timescale
It is a special objective of the Council to ensure that future development at the Glanbia site and the IJM site incorporates public car parking (See Development Objectives map)	Kilkenny County Council / Site Developers	Ongoing from the adoption of the plan.

Table 5.1: SO1: Car Parking

5.9 Walking and Cycling

T3: All development and in particular education facilities, retail and residential development, will be required to facilitate walking and cycling in Castlecomer by:

- Providing safe and direct new routes where this would improve permeability;
- Improving the quality of existing routes in terms of overlooking, improved pavements and crossings, lighting, signage, appropriate traffic calming and speed reduction measures; and
- Where appropriate, providing covered cycle parking stands.



5.10 Employment and Industry

E1: Employment and industrial activity is important to securing the town's economic future and requires the timely and adequate provision of land for employment needs, including sites at suitable locations for employment related uses. Based on existing opportunities in the town, it is the policy of the Plan to promote a diverse and sustainable local economy through the designation of sufficient lands for the promotion of employment related uses including facilities to support SME growth, tourism related facilities in support of existing attractions such as the Castlecomer Demesne and Golf Course. This will be facilitated through the provision of an additional employment related area to the West of the Kilkenny Road in addition to mixed use areas within the town centre that, among other uses, can accommodate tourism related facilities.

E2: New development within newly designated employment areas will be supported where the proposal meets masterplan objectives (see Chapter 6) and:

- Provide high value employment and SME business development in key sectors such as agricultural related employment (e.g. timber, creameries, food processing and distribution, fishing) services and manufacturing
- Support the relocation and expansion of existing industries that improve the local employment base; and
- Reflect urban design objectives and principles set out in Chapter 6, particularly with respect to landscaping and visual impacts given the prominence of the proposed employment area with respect to its location at the entrance to the town.

5.11 Tourism Development

E3: In recognition of the opportunities for tourism development and associated employment creation, it is the objective of the Council to support expansion of tourism related facilities in the town. The Council would support the improvement of physical and commercial linkages between the town, the Demesne and other tourism facilities and the protection and enhancement of environmental quality in support of this.

5.12 Flood Risk

F1: In areas at risk from flooding, particularly at riverside locations, a precautionary approach will apply and the methodology set out in the Planning Guidelines "The Planning system and flood risk management" will be applied to development proposals.

F2: The Council will support the introduction of attenuation measures that would reduce levels of surface water discharge into the main water course, thereby reducing the risk of flooding and supporting improvements to the quality of water. To do this, the Council will encourage surface water management for all green-field developments, whereby surface water run-off will be limited to pre-development levels.

In the case of brown-field development, while existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the planning authority in the interests of balanced and sustainable development.

In line with the above Kilkenny County Council will consider all drainage proposals consistent with SuDS (Sustainable Drainage Systems). In the design of surface water systems, regard shall be had to the Greater Dublin Regional Code of Practice for Drainage Works and associated GSDSDS technical documents.

5.13 Infrastructure

Water Supply

IN1: The Council will endeavour to maintain an adequate water supply sufficient for the development needs of the plan.

Waste Water Treatment Works

IN2: It is an objective of the Council to upgrade the existing waste water treatment facility for Castlecomer to enable development as proposed in this Local Area Plan and ensure that improvements are sufficient to meet standards required to avoid significant adverse effects on the River Nore and River Barrow SAC.

5.14 Open Space Requirements

5.14.1 Quantity, quality, variety and accessibility are all factors that influence the use of public open space. Department Guidelines on 'Sustainable Residential Development in Urban Areas' emphasise the importance of qualitative standards regarding open space and sets out the key qualitative standards that open spaces should expect to achieve an assessment of quality can be found in Appendix 1.

Class I – Strategic Open Space

5.14.2 Castlecomer Demesne is a significant amenity space in the town and makes up the Class I – Strategic Open Space. It makes up a large proportion of the open space in the town and is a significant tourism attraction; however its location on the east side of the River Dinin means that it is relatively inaccessible to the adjoining town.

5.14.3 To the south west of the town and linked to an amenity areas is a green corridor on the path of the disused Castlecomer Railway. This is a linkage through the area and provides a further opportunity for a continuous linkage through the area that would enhance permeability and connectivity in the town.

Class II – Local Parks

5.14.4 Class II open space in the town varies in quality and there are a number of opportunities for their improvement particularly in terms of function and use. Open space assessments outlined in Appendix 1 suggest ways in which existing areas could be improved where development contributions are deemed appropriate in lieu of open space provision.

Accessibility

5.14.5 Accessibility of open space is an important aspect of open space provision and influences the extent to which spaces are used. Based on accepted standards, it is the objective of the plan to provide access to local parks within 400m or 5 /10 minute walk of residential areas. Although, it does not take into account features such as rivers which act as barriers to access. Figure 3.4 applies this standard and provides an indication of current levels of accessibility with areas outside the 400m catchment described as deficient.

Applying The Standards

5.14.6 The County Development Plan requires that outdoor recreation playing space should be provided at a ratio of 2.4 hectares per thousand persons. Table 5.2 applies these standards to the projected population growth for the town between 2008 to 2014 and the longer term growth envisaged over a 12 year horizon.



Open Space Requirements	Current	2008- 2014	2008- 2020
Population (Future Prediction)	1,614	1,826	3,664
Increase		+212	+2,050
Development Plan Standard (hectares per 1,000 population)	2.4	2.4	2.4
Open Space One	5.13	5.13	5.13
Open Space Two	0.58	0.58	0.58
Open Space Three	0.31	0.31	0.31
Total Open Space Recorded	6.02	6.02	6.02
Open Space Required for the town of Castlecomer	4.008	4.38	8.79
Surplus/Deficit of open space Future	2.01 surplus	1.36 surplus	2.77 deficit

Table 5.2: Open Space Requirements for Class II – Local Parks

OS 1: Enhancing Open Space Provision

OS 1: New development should enhance quality of and access to existing open space and where necessary create areas of new open space. This will be achieved by:

- Creating new linkages between the town and the Castlecomer Demesne and ensuring that opportunities for riverside access are created and maintained;
- Where for smaller developments, financial contributions are deemed appropriate, improving the quality of existing Class II spaces;
- Extending the hierarchy of public open spaces within the plan and at a minimum require the provision of Class II / neighbourhood park within the Ballyhimmin Residential Development Area,

- and provide for a linear park, where appropriate, alongside the Dinin River part of the River Barrow and River Nore SAC;
- The provision of Class III Informal/ Casual open space in all areas. These areas will be landscaped and provide an informal amenity for surrounding neighbourhood areas;
- Address the quantitative deficiency in open space that is likely to result in the long term;
- Improving the quality of existing open spaces by supporting the provision of recreational facilities and improving the active use of open space;
- Meeting design principles set out in the County Development plan and specifically designing for active frontages and natural surveillance.

Action:

- To improve linkages and accessibility between the town and Castlecomer Demesne through the provision of pedestrian/cycling bridge infrastructure at locations highlighted within Castlecomer Masterplan (see Chapter 6).
- Develop a neighbourhood park within the Ballyhimmin Residential Development Area

5.15 Natural Heritage

NH1: In seeking to protect and enhance the natural environment, the Council will refer to relevant policies and objectives set out in the County Development Plan and seek;

- To protect natural heritage sites designated in National and European legislation, specifically the River Dinin part of the Rivers Nore and River Barrow SAC (See NH2);
- 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;

- To enhance the biodiversity value of existing open spaces; and
- The assessment of biodiversity levels, outside designated sites where deemed appropriate

5.15.1 The boundary of the SAC as given by NPWS should be strictly respected at all times. In Castlecomer, the site boundary encompasses margins of riparian vegetation and this should be fenced off and maintained during any adjacent construction works.

5.15.2 Development within the town that is within or adjacent to the SAC should be screened for impacts in accordance with the requirements for Appropriate Assessment under the Habitats Directive. An appropriate assessment at project stage will determine the value of features and land parcels within the SAC



NH2: The Rivers Nore and River Barrow SAC

NH2: The River Dinin has considerable potential both waterside and landside to be used as recreational asset for the town and the Plan will seek to promote the natural amenity potential of this site subject to:

- Relevant policies and objectives set out in the County Development Plan;
- The protection of this site in accordance with National and European legislation ensuring that any development in or near the SAC will avoid any significant adverse impact on the features for which the site has been designated;
- Consultation with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated;
- The completion of an appropriate environmental assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.

ER1: Efficient Use of Environmental Resources

ER1: New development should ensure the efficient and effective use of environmental resources by:

- Providing high levels of energy and water efficiency and a sustainable approach to the use of materials;
- Having regard to sustainable energy considerations set out in Department Guidelines on Quality Housing for Sustainable Communities (2007) and Chapter 10 of the County Development Plan;
- Providing and supporting through continuing management sustainable drainage methods.

5.16 Architectural Conservation Areas

5.16.1 The Planning & Development Act 2000 requires a Planning Authority to include in its Development Plan the objective of preserving the character of areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such areas are designated as Architectural Conservation Areas (ACAs). The County Development Plan requires the re-assessment of existing or the designation of new ACAs to form part of the Local Area Plan process.

5.16.2 The preservation of the character of the Castlecomer Town ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Castlecomer Town's built heritage and contribute to its attractiveness. The designated area of approximately 12.87 hectares is located in the historic core of Castlecomer, illustrated in Figure 5.1, and includes High street, Kilkenny Street, Barrack Street, Chatsworth Street and Market Square. The designated area has played a pivotal role in the evolution of Castlecomer through the centuries.

5.16.3 The majority of the original and distinctive layout designed in the 17th century by Christopher Wandesforde is contained within the ACA. Three subsections have been identified within the ACA designated area, the classically styled High Street is included due to its central role in the evolution of the townscape and architectural merit. Kilkenny Street has traditionally been more of an institutional quarter of the town and this is reflected in the architecture and present uses fronting onto the street. Finally Market Square offers a distinctive break in the streetscape with the central court house acting as a impressive landmark.

5.16.4 The designation of the ACA for Castlecomer has taken into account the aforementioned characteristics in defining a spatial boundary within which distinct planning and preservation controls will apply.

AC1: Architectural Conservation Area

AC1: Kilkenny County Council considers that the historic core of Castlecomer town comprises an area of special architectural, archaeological, historic interest, presents an attractive townscape and is worthy of protection as an Architectural Conservation Area. Figure 5.1 illustrates the general location and boundary of the proposed Architectural Conservation Area

AC2: The purpose of designating the Architectural Conservation Area is to encourage the retention and restoration of the existing buildings and streetscape 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;
- materials and finishes, massing, height, alignment, orientation and window proportions that reflect the existing character of the area;
- the protection of the existing landscaping and features within the public realm that contribute to the character of the town, and
- the control of shopfronts and advertising.



FIGURE 5.1.
ARCHITECTURAL CONSERVATION AREA (NOT TO SCALE)

5.17 Archaeology

5.17.1 The archaeological heritage of Castlecomer includes structures, constructions, groups of buildings, developed sites, all recorded monuments as well as their contexts and moveable objects, situated both on land and underwater. Castlecomer’s mining history has also imbued the town with industrial heritage, made visible by the pathway and remaining track of the disused railway line, which has been included in the Industrial Archaeological Survey of County Kilkenny, 1990.

ARC1: Where applications for development include proposals to remove remnants of the railway line, consultation with the Council’s Heritage and Conservation Officers should be undertaken. Where possible, these remnants should be maintained in order to preserve Castlecomer’s historic landscape and enhance permeability within the town.

5.18 Protected Structures

5.18.1 Protected structures and structures listed on the National Inventory of Architectural Heritage are mapped in Appendix 2. Policies with regard to these structures are set out in Section 8.4.4 of the County Development Plan.

5.19 Play Space

PS1: New residential development is required to be consistent with standards set out in the County Development Plan where a minimum of 10 sq. m. of dedicated playable space per residential unit is to be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play.

PS2: A significant proportion of the town as indicated in Figure 3.6 could be described as deficient in play space. As these primarily correlate to areas for future development, it is a specific objective of the Local Area Plan to ensure that new play facilities are provided at these locations.

Play Space Type Maximum walking distance from residential unit

Doorstep Playable Space	100m
Local Playable Space	400m
Neighbourhood Playable Space	800m
Youth Space	800m

Table 5.3: Play Space Standards CDP 2008 – 2014

5.20 Community Facilities

CF1: Community facilities comprise health clinics, hospitals, schools, churches, shopping facilities, libraries, community halls, burial grounds. The Local Area Plan will ensure that sites are reserved for community facilities as appropriate and to seek to remedy the deficiency in existing developed areas. The provision of community facilities will be linked to the increases in the residential population.

CF2: It is a specific objective of the Plan to allow for the development of a new primary Health Care facility which will be provided by the Health Service Executive over the plan period which may be incorporated on the Riverside mixed use opportunity site or district hospital site. The development of this primary care facility should seek to deliver a high quality and healthy environment



5.21 Educational Requirements

5.21.1 The Guidelines on Sustainable Residential Development in Urban Areas refer to the provision of community facilities and in terms of locating new school sites within residential neighbourhoods, planning authorities should have regard to:

- the need to reserve sites in local area plans;
- the need to maximise opportunities to walk or cycle to school, and to also ensure that post-primary schools (which may serve a larger catchment) are within walking distance of a bus route or rail station; and
- the potential to share public and school use of major public open spaces

5.21.2 It is estimated that 200 persons per thousand of the population are of school-going age and it is therefore estimated that approximately 323 children of school-going age live in the area at present. 60% (194) of them are at primary level and the remaining 40% (129) at secondary level.

5.21.3 Assuming that an additional 212 persons were in the Plan area, it can therefore be assumed that approximately 42 persons would be of school-going age, 60% (25) of whom would be at primary level and 40% (17) at secondary level.

5.21.4 In the longer term an increase in the population of 2,337 would result in 467 persons of school going age, 60% (280) of whom would be at primary level and 40% (187) at secondary level⁸.

5.21.5 The existing number of primary and secondary school places would be sufficient to meet the needs of the existing and projected population of Castlecomer town over the lifetime of the Plan. However, it must be acknowledged that Castlecomer Community School also accommodates students from a number of parishes in Castlecomer’s rural hinterland. It is recommended that the Castlecomer Local Area Plan 2015-2021, review the capacity of all education facilities in the town to establish if there is sufficient capacity to meet the needs of the projected long term population increase.

5.22 Childcare Facilities

CHF1: Having regard to the existing distribution of childcare facilities in the area, new residential development will be required to contribute to the provision of childcare facilities in accordance with the standards set out in the 2001 ‘Guidelines for planning authorities relating to childcare facilities’, where an average of one childcare facility (minimum 20 childcare places) for each 75 dwellings will be appropriate. Consultation should be undertaken with the County Childcare Committee in this regard.

5.23 Provision of Childcare Facilities

Development Timescale Requirements	2009- 2015	2015 - 2021
Additional Population	212	1,838
Additional housing units	74	638
Childcare facilities required	1	8.5
Childcare places required	20	170

Table 5.4: Standards for Provision of Childcare Facilities



⁸ The population in primary school going age is assumed to be 11 per cent of the total population / the population of the secondary school going age is assumed to be 8.26 per cent of the total population.

Table 5.5: Land Use Zoning Objectives

Land Use	Objective	'Permissible' Uses	Open for Consideration	Not 'Permissible'
Residential	To create a sustainable communities and protect and enhance amenities in existing residential areas	Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, local convenience shop, nursing homes, and medical centre.	Lock up garages, public house, hotel, restaurant. Use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
General Business	To allow a flexible approach to development that supports the vitality and viability of the town centre	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 space, workshop or light industry, small incubator uses provided that there is no adverse impact to the amenity of adjacent residential areas	
Community facilities	To protect, provide and enhance community facilities	Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries and medical centres, nursing homes,	Public service installations Open space	
Amenity / Open Space / Green Links / Biodiversity Conservation	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.	Open space, playgrounds and facilities associated with active recreational uses and tourism related facilities in the Discovery Park.	Café, club house and associated facilities / recreational building, golf course, water based recreational activities, agricultural buildings.	Uses that may affect the integrity of the River Nore and River Barrow SAC designation which extends to include the River Dinin.

Land Use	Objective	'Permissible' Uses	Open for Consideration	Not 'Permissible'
Industrial	To provide for employment and related 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, restaurant, hotel, warehousing including retail warehousing*.	Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises.	Retailing other than retail warehousing. *Retail warehousing is defined as large single level stores specialising in the sale of bulky household goods or goods sold in bulk.
Mixed Use	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 and as specified within the more detailed area profile provide uses that are identified as deficient in the town.	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 other uses as permitted and open for consideration in residential zoning.	Live work Units Wholesale outlets	The Council will resist the loss of small "incubator" units unless occupiers have given rise to consistent problems of disturbance for adjoining residents. There are many activities that are important to the local economy but which can have a detrimental environmental effect on neighbouring uses. As such, they are inappropriate in residential areas, town centres or industrial estates. These uses sometimes known as "bad neighbour" often include:- - vehicle breaking, repair, spraying and storage; and - processing and storing minerals, waste and building materials.

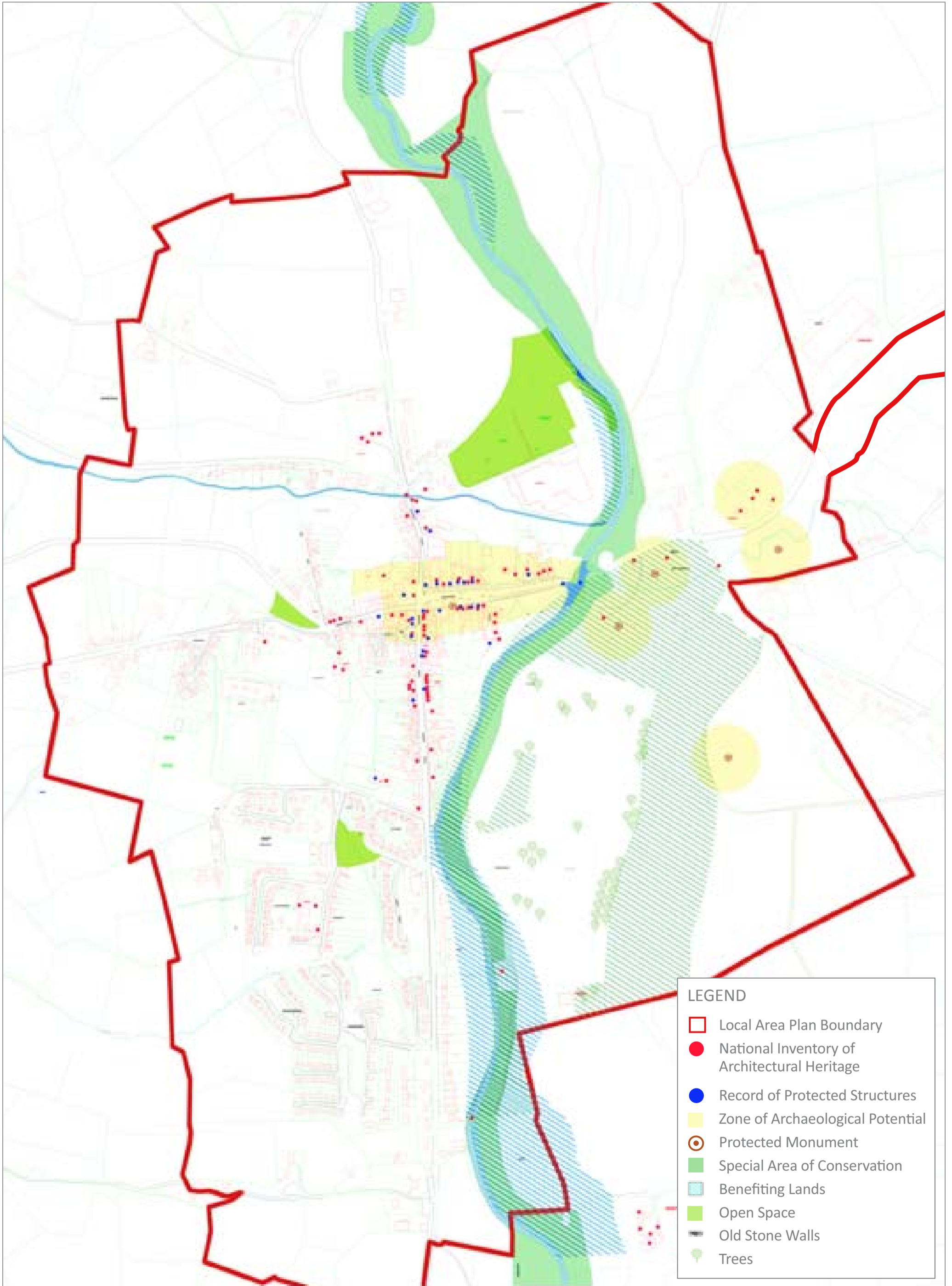


FIGURE 5.2.
CASTLECOMER ENVIRONMENTAL CONSTRAINTS



06

Urban Design Framework and Masterplan Description

6.1 Masterplan Description

6.1.1 The Masterplan sets out proposals for buildings, spaces, movement and land use in three dimensions and is an important element of the Local Area Plan. The masterplanning process brings a number of key benefits to the future development of the town. These include:

- Helping to shape the physical form of development so that it responds to local economic and social dynamics;
- Helping to identify the potential of an area or site for development;
- Unlocking previously under developed land;
- Helping to build consensus about the future of an area; and
- Defining proposals that will deliver high quality building, sustainable buildings and public spaces.

6.1.2 Masterplans are most useful where the scale of change is significant and the area subject to change consists of more than merely a few buildings. The proposed Castlecomer Masterplan, as set out in Figure 6.1, focuses on areas where significant new development is to be accommodated and in relation to these areas illustrates:

- How the streets, squares and open spaces of the development area could be connected;
- Sets out suggested relationships between buildings and public spaces; and
- Provides an understanding of how well new neighbourhoods are integrated with the surrounding urban context and natural environment.

6.1.3 Chapter 7 provides a number of site development briefs or development blocks that reflect the proposals set out in this masterplan and structure the subsequent chapter concerning implementation.

6.1.4 Whilst the proposed linkages are likely to represent the most deliverable option on the ground, this masterplan is indicative in terms of layout. The exact elements e.g. access points of future proposals will be established at the more detailed design level.

Urban Design and Development Principles

UD1: A set of principles has been developed to inform the design of new development in the town. It is the objective of the Council that all new development should contribute to high quality, functional and well designed environments. To achieve this, new development will be required to:

- 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 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 and contributing to a well defined movement network 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;
- Creating variety and choice to support mixed communities, develop the identity of a place and ensure that all new developments are accessible to all; and
- Supporting improvements to air and water quality through good quality landscaping which can support biodiversity.

Urban Design Principles for Backland areas

UD2: Consolidation of the town is central to the Castlecomer Local Area Plan development strategy. Backland areas in the town present opportunities to support this strategy and enhance the role, function and activity in the town. By virtue of its location and the proximity of other uses, development proposals of this type require careful consideration of:

- Density, height and form of surrounding buildings;
- The need to maintain a consistent street frontage and common building line which will help to create continuity of frontage, reinforce streetscape and provide definition and enclosure to the public realm;
- Access arrangements that include measures to ensure traffic and pedestrian safety;
- The compatibility of uses with the established character of uses in the area;
- Site context and where appropriate, areas of archaeological potential;
- Character, appearance of areas of significant townscape or conservation value; and
- Integration and linkages with the existing urban fabric.

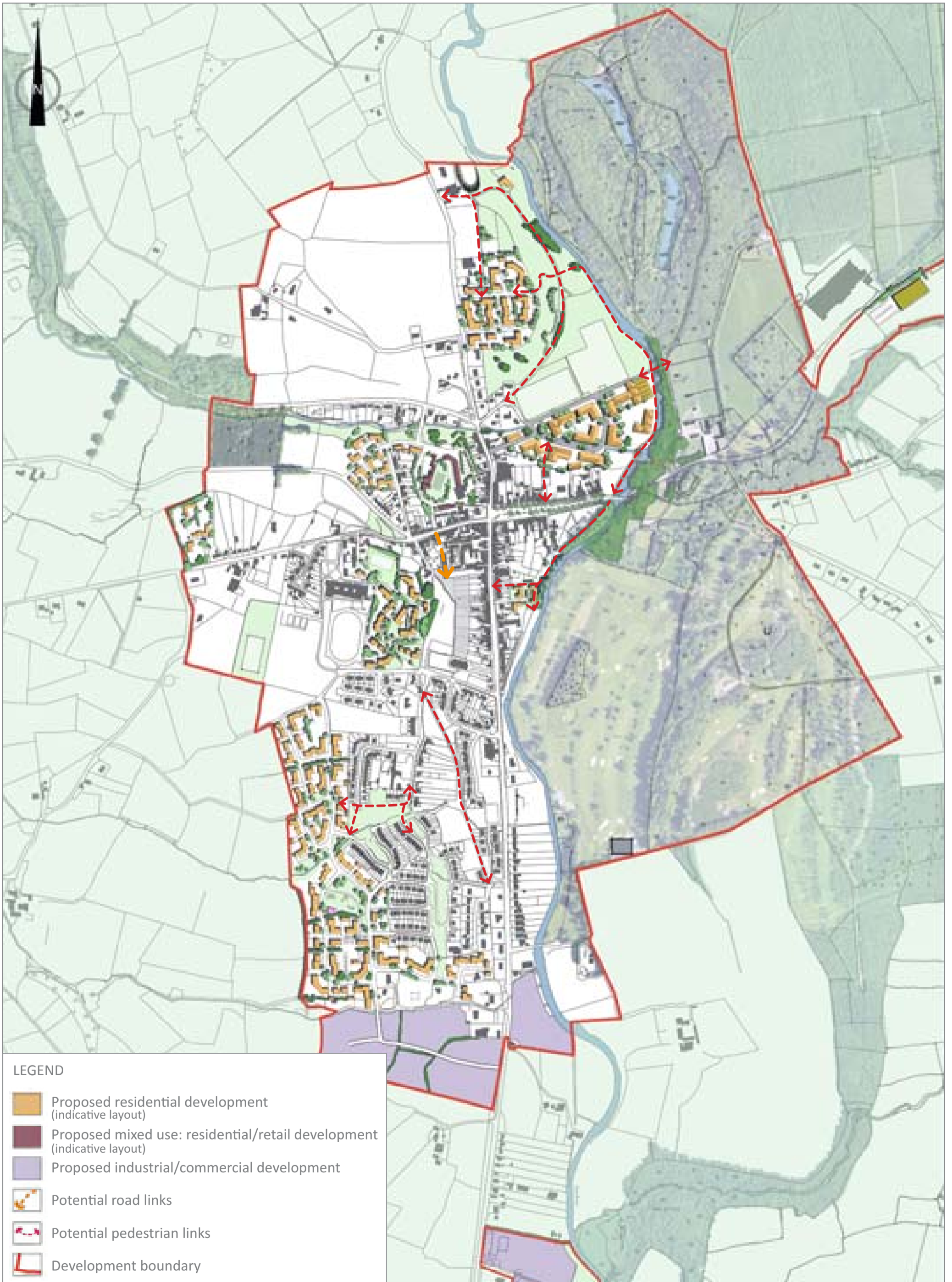


FIGURE 6.1.
CASTLECOMER MASTERPLAN



07

Site Development Briefs

7.1 AREA 1: RIVERSIDE QUARTER



Area 1: Riverside Quarter

7.1.1 Introduction and Context

The riverside quarter opportunity site is located north of the Square and is bounded to the east and north by the River Dinin and its tributary, and to the west by Chatsworth Street. It is located in close proximity to the retail core and Castlecomer Demesne.

The site is approximately 3.29 ha in size and is currently used as a timber frame factory. It has been identified as an opportunity site and has the potential for a range of uses including tourism, retail, community (primary care facility), residential, leisure and offices uses.

7.1.2 Development Influences

Key constraints that should be addressed in any development proposals include:

- Flood Risk – Part of the site is subject to flood risk as it is located adjacent to the River Dinin. It is recommended that a flood impact assessment is submitted in conjunction with any future planning applications.
- Proximity to the River Nore and River Barrow SAC.
- Visual Impact, taking into account visibility from key viewpoints in the town e.g. Castlecomer Demesne Discovery Park
- Car Parking – Redevelopment of the site should accommodate public car parking.
- Pedestrian Bridge – Realising the full development potential of this site depends on the provision of pedestrian linkages with the Castlecomer Demesne.
- Cycle ways and pedestrian routes - The riverside frontage should be considered as a continuous walking and cycling route.



The key opportunities that exist for the Riverside Quarter Development Area include:

- Linkages – Potential to improve permeability to the town centre, to improve links across the river to Castlecomer Demesne, through the provision of a new pedestrian bridge.
- Mix of Uses – Potential to provide high quality retail, residential, tourism, leisure and community uses
- Open space and Amenity – Improvement to quality and activity at nearby amenity locations

7.1.3 Mandatory objectives

The development of Area 1 must include for:

- The redevelopment of the site must accommodate public car parking
- Realising the full development potential of this site depends on the provision of pedestrian linkages to the Castlecomer Demesne
- A continuous walking and cycling route must be developed along the riverside frontage

- A publicly accessible riverside space must be provided
- Improvements to the retail offer in the town

7.1.4 Development Principles

Land Use

Uses identified for the Riverside development area include retail (including shops and restaurants / bars), tourism, residential, leisure, office and community (primary care facility). Whilst it is envisaged that flexibility will facilitate delivery and allow for changes in market demand, a careful balance in the mix of uses will be required and will be subject to discussion with the Kilkenny County Council.

Transport & Access

Vehicular access to the Riverside Quarter is currently provided via Chatsworth Street. It is proposed that two further access points to the site are provided. The appropriate location of these improvements is set out in Figure 6.1. Delivery will require support of adjacent landowners but will cause minimal alteration to the existing streetscape.



Proposals for the site will need to consider the need to enhance pedestrian access to the town centre and Castlecomer Demesne.

Urban Design

The Riverside Quarter is currently occupied by the IJM Timber frame factory which comprises a large warehouse structure.

The urban design strategy for the site is based upon the objective of maximising the potential of its riverfront location by creating a mixed-use district.

Building form provides for new linkages with the town and encourages connectivity within the site. Proposals must be subject to a more detailed masterplanning exercise that supports the following urban design objectives:

- Building height should generally be between 2 and 4 stories and massing sufficiently articulated to demonstrate a fine to medium grain of development, development should address the scale of existing development;
- Ensure development provides appropriate alignment to facilitate additional linkages with the surrounding area;
- The provision of a new pedestrian bridge across the river;
- Retain public riverside walk/ cycle route with active uses acknowledging its potential role as strategic cycle route;
- Active ground floor uses should be promoted along all key routes
- Important views, particular those along the river should be considered through submission of a visual impact assessment; and
- Consideration should be given to creating quality streets, blocks and plots within the scheme.



7.2 AREA 2: ARDRA QUARTER



7.2.1 Introduction and Context

The Ardra Quarter Residential opportunity site is situated to the North of the town and is currently undeveloped area in agricultural use. The site is bounded to the west by the Clogh Road and to the east by an area of sloping greenfield agricultural land which incorporates the remnants of the Castlecomer Railway line and sits between the development site and the Dinin River. To the south of the land there are also a number of mature trees.

The site is located in an area of sloping landscape which is clearly visible from a number of locations within the town and surrounding countryside and in particular the Castlecomer Discovery Park.

The site is approximately 3.273 ha and has been zoned for residential uses.

7.2.2 Development Influences

Key constraints to be addressed in any development proposals include:

- Visual Impact, taking into account visibility from key viewpoints in the town and surrounding countryside;

- The provision of access points and pedestrian routes that allow access through the site and provide for direct access to the centre of the town;
- Incorporate existing landscape features such as trees and hedgerows; and
- Incorporate high quality landscaping and screening, maintaining where possible the open nature of the landscape

The key opportunities that exist for the Ardra Quarter Residential development site include:

- Mix of residential units – Potential to accommodate a variety of high quality residential units
- Open space and Amenity – Provide quality open space and improve nearby play facilities
- High quality viewing opportunities of the town and Discovery Park across the site
- Possibility to improve activity at nearby Prince recreational ground through active ground floor uses and overlooking



7.2.3 Mandatory objectives

The development of Area 2 must include for:

- The provision of access points and pedestrian routes that allow access through the site and provide for direct access to the centre of the town;
- Incorporate existing features such as trees and hedgerows;
- High quality viewing opportunities of the town and Discovery Park across the site
- Incorporate high quality landscaping and screening maintaining where possible the open nature of the landscape:
- Ensure that the development accommodates a variety of high quality residential units.

7.2.4 Development Principles

Land Use

Ardra site has been identified as an area for residential development.

Transport & Access

Access to the site will be from the Clogh Road and it is proposed to allow for pedestrian / cycle access from the site to the Prince Grounds / riverside mixed use opportunity site. This is likely to provide for direct access to the town centre by sustainable means.

Urban Design

The Ardra Quarter residential development site is currently a greenfield site. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide for high quality, sustainable residential development that has a limited visual impact on the existing environment and residential area by encouraging:

- Building form that provides for new linkages encouraged by permeability through the site; and
- Natural surveillance on any proposed routes through the site.



Area 2: Ardra Quarter

7.3 AREA 3: BARRACKS & PARISH LANDS



7.3.1 Introduction and Context

The site is situated in the South Western quadrant of the town and is bounded by the Castlecomer Community School to the west and a cemetery to the east.

It is currently a greenfield site with two access points from Barrack Street and Maryville. An existing application (07/1247) has been granted for housing on this site.

The majority of the site was in Parish ownership, until earlier this year when it was purchased by Sue Ryder Homes which provide sheltered housing for the elderly. The remainder of the site is owned by the Office of Public Works. The site is approximately 4.49 ha and has been zoned for residential uses.

7.3.2 Development Influences

Key constraints to be addressed in any development proposals include:

- Visual Impact, taking into account visibility from key viewpoints in the town;
- The provision of access points and pedestrian routes that allow access through the site and provide the most direct access route to the main shopping area;

- Incorporate existing historic structures into the development; and
- Incorporate natural features of the site.

The key opportunities that exist for the site include:

- Linkages – Potential to improve permeability in the town
- Mix of residential units – Potential to accommodate a variety of residential units that support independent living
- Open space and Amenity – Provide quality open space
- Renovate Historic Building – Potential to restore Castlecomer Barracks, a building with Regional protected status and bring it into use.

7.3.3 Mandatory objectives

The development of Area 3 must include for:

- To realise the potential of this site to improve permeability in the town



- To have regard to barracks as a structure included on the Record of Protected Structures.
- Investigate the status of the Barracks on the RPS prior to any development being permitted;
- To support a range of house types and tenure;
- If appropriate, housing design should seek to meet user needs and should refer to good practice in housing design for older people e.g. Older Persons Housing Design: A European Good Practice Guide (October 2007)⁹
- Active ground floor uses should be promoted along all key routes and new public/ open space;
- Protected structures within the scheme should be retained and sensitively incorporated into the development; and
- Incorporating natural features of the site

7.3.4 Development Principles

Land Use

The development opportunity site has been identified as an area for residential development.

Transport & Access

Access to the site will be from Barrack Street and Maryville. It is proposed to allow for public access through the site which will require more detailed consideration in design terms to ensure that the route is sufficiently overlooked.

Urban Design

The development opportunity site is currently a Greenfield site. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide for high quality residential development that is accessible to all and provides an exemplar for developments of this type by focusing on older peoples need. This can be achieved through:

- Building form that provides for new linkages through the site;
- Building height should generally be between 2 and 4 stories and massing sufficiently articulated to demonstrate a fine to medium grain of development;



Area 3: Barracks and Parish Lands



7.4 AREA 4: GLANBIA SITE



7.4.1 Introduction and Context

The Glanbia site is situated in a central location within Castlecomer close to the Square. The site is bounded to the North by a tributary of the River Dinin and the Kiltown Road. It could be described as both Greenfield and brownfield in nature as it contains a number of existing buildings located to the south of the site and a greenfield area to the north. The current access is located at the junction of Chatsworth Street and High Street.

The site incorporates a number of unique features including a raised bank which formed part of the Castlecomer Railway and includes a number of buildings associated with the operations of Castlecomer Cooperative.

The site is approximately 1.54 ha and has been zoned for a mix of uses.

7.4.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The potential for visual impact taking into account the potential impacts on townscape quality in the town;

- The need for pedestrian routes that allow for direct access routes to the main shopping area;
- Existing historic structures including the Castlecomer Co-Operative Creamery which has been recorded by the National Inventory of Architectural Heritage as having regional significance;
- Possible impacts on the zone of archaeological potential which underlies a portion of the site; and
- The possible removal of remnants of the old railway line e.g. topsoil.

The key opportunities that exist for the Glanbia Development Site include:

- Linkages – Potential to improve permeability in the town
- Mix of use– Potential to accommodate a variety of uses that would support town centre vitality and viability including residential and retail development



7.4.3 Mandatory objectives

The development of Area 4 must include for:

- To incorporate pedestrian routes that allow for direct access routes to the main shopping area and improve permeability generally
- Ensure that the development proposal takes account of existing historic structures including the Castlecomer Co –Operative Creamery which has been recorded by the National Inventory of Architectural Heritage as having regional significance
- The redevelopment of the site must include public car parking

7.4.4 Development Principles

Land Use

The Glanbia site has been identified as an area for mixed use development.

Transport & Access

The current access located at the junction of Chatsworth Street and The Square, should be improved through further access points at Barrack Street and Kiltown Road. It is proposed to allow for public access through the site which will require more detailed consideration in design terms to ensure that the route is sufficiently overlooked.

Urban Design

The urban design strategy for the Glanbia site is based upon the objective of maximising the potential for the site to provide for high quality development that supports town centre vitality and viability. High quality development at this location should seek to:

- Provide new linkages that would encourage movement through the site;

- Minimise visual impact which will be determined through visual impact assessment;
- Provide active ground floor uses that complement public space and key routes through the site; and
- Retain protected structures within the scheme.



Area 4: Glanbia Site



7.5 AREA 5: KILKENNY ROAD EMPLOYMENT AREA



7.5.1 Introduction and Context

The Kilkenny Road Employment Area is located to the south of the town. It is currently agricultural land comprising of approximately 10.38 hectares.

The site is bounded 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.

The site is characterised by a number of agricultural fields and hedgerow boundaries and slopes upwards from the Kilkenny Road.

7.5.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The potential for visual impact taking into account visually prominent land at the entrance of the town;
- Existing natural features on the site;
- The need for access to the Kilkenny Road and linkages to adjacent residential areas

The key opportunities that exist for the Kilkenny Road Employment area include:

- Employment use– Potential to accommodate a variety of employment related uses
- Linkages – Potential to improve permeability in the town
- Improve access that maximises potential of the areas and makes efficient use of land.

7.5.3 Mandatory objectives

The development of Area 5 must include for:

- To retain the existing natural features on the site:
- Provide access via the Kilkenny Road:
- Provide a road link to adjacent Ballyhimmin residential area (Site development brief 6)
- High quality and accessible environment; and
- Efficient use of land and buildings whilst minimising visual impact on the surrounding landscape.



Area 5: Kilkenny Road Employment Area

7.5.4 Development Principles

Land Use

The Kilkenny Road Employment area has been identified as an area for employment related development.

Transport & Access

As the site is currently undeveloped there is currently no access to this area. It is proposed future access is gained off the Kilkenny Road and linkages are provided to adjacent residential lands.

Urban Design

The urban design strategy for the Kilkenny Road Employment Area is based upon the objective of maximising the potential for the site to provide for high quality employment related development. High quality development at this location should seek to:

- Provide new linkages that would encourage movement through the site; and
- Minimise visual impact which will be determined through visual impact assessment.



7.6 AREA 6: BALLYHIMMIN



7.6.1 Introduction and Context

The Ballyhimmin development area is located to the South West of the town adjacent to a recently developed residential area. It is approximately 5.6 hectares in size and is predominantly a greenfield area with the exception of a number of existing agricultural buildings located to the north of the site.

Access to the site is currently limited but possible through the existing residential area in addition to a continuation of Van Diemens Lane.

The site is located in an upland area of the town and includes a number of fields with associated hedgerows and is currently in agricultural use.

7.6.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The potential for visual impact taking into account the visually prominent site;
- Existing natural features on the site; and

- The need for improved access and permeability within the site and to the surrounding area

The key opportunities that exist for the Residential Development area at Ballyhimmin include:

- Residential use– Potential to accommodate a for a range of housing types; and
- Linkages – Potential to improve connectivity to the town centre

7.6.3 Mandatory Objectives

The development of Area 6 must include for:

- Retention of existing natural features of the site;
- Improved access and permeability within the site and to the surrounding area;
- High quality and accessible residential environment with associated amenity, community neighbourhood retail facilities to include public open space:
- Provide for a road connection to area 5.



Area 6: Ballyhimmin

7.6.4 Development Principles

Land Use

The Ballyhimmin Residential Development Area has been identified as an area for future residential development.

Transport & Access

As the site is currently undeveloped there is currently limited access to this area.

Urban Design

The urban design strategy for the Ballyhimmin Residential Development Area is based upon the objective of maximising the potential for the site to provide for high quality and sustainable residential development. High quality development at this location should seek to:

- Provide new linkages that would encourage movement through the site; and
- Minimise visual impact which will be determined through visual impact assessment.



7.7 AREA 7: ATHY ROAD



7.7.1 Introduction and Context

This site is located on the north eastern outskirts of Castlecomer and bounded to the east by the Athy Road (N78) and Ormonde Brick. A tributary of the River Dinin (SAC) runs to the west of the site and the site is bounded to the north by a greenfield site and to the south by woodland.

It is currently greenfield with a number of mature trees bordering the site.

The site is approximately 5.3 ha and has been zoned for industrial use.

7.7.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The proximity of the River Barrow and River Nore SAC to the site (400m) and the River Dinin tributary bordering the eastern side of the site;
- The site is located in an area of extreme aquifer vulnerability;
- The site is currently unserved;

- Visual impact of development at a gateway of the town;
- The presence of mature trees bordering the site;
- Road safety issues due to location of site on fast approach into Castlecomer and poor visibility along this stretch of road;
- The difficulty of accessing the site on foot from the town.

7.7.3 Mandatory Objectives

The development of Area 7 must include for:

- Appropriate Assessment to be carried out for potential impacts of the development on the River Dinin tributary, to:
 - Assess extent and ensure protection of riparian vegetation along site boundary;
 - Assess potential impacts on water quality, with particular consideration given to the high groundwater vulnerability on the site;
 - Ensure protection of mature trees on the site.



Area 7: Athy Road

- Consideration of traffic impact and road safety; a road safety audit and traffic impact assessment may be required;
 - Seek the retention of mature trees;
 - Minimise visual impact which should be determined through a visual impact assessment;
 - Incorporate pedestrian routes from the town centre to the site
 - Proposals for development should ensure measures for waste water treatment in order to mitigate against groundwater contamination.

7.7.4 Development Principles

Land Use

The Athy Road site has been identified as an area for industrial development.

Transport & Access

The site is located on the Athy Road (N78) and any development will have to take account of traffic impact and road safety issues. As the site is currently undeveloped there is limited access to the site.

Urban Design

The urban design strategy for the site should be based on mitigating environmental impacts through appropriate design and minimising traffic impact and associated risks.





08

Development Objectives and Implementation

8.1.1 Zoned lands and areas, particularly those with the highest capacity for development, have been highlighted for specific guidance within Chapter 7. More specific information on the infrastructure and services to be provided within each block is set out in Table 8.1. Figure 8.1 illustrates the location of each block in the context of the overall plan.

8.1.2 A Development Objectives Map (Figure 8.1) has been produced to incorporate the movement strategy set out in the Draft Plan. The purpose of

the Movement Strategy is to identify the network of movement patterns for people moving by foot, cycle or car between existing areas and nodes of activity such as schools in addition to the new movement patterns likely to be created by the key development areas.

8.1.3 The Development Objective Map takes this strategy forward to include specific objectives and infrastructure requirements arising from the key development areas.



Table 8.1: Site Development Brief Infrastructure Requirements.

	AREA 1:	AREA 2:	AREA 3:	AREA 4:
Development Blocks	Riverside Quarter - Mixed Use Development	Ardra Quarter - Residential Development site	Barrack & Parish Lands - Residential development	Glanbia Site – Mixed Use Development
Required infrastructure to be delivered in tandem with development	<p>Car Parking</p> <p>Pedestrian Bridge - the provision of pedestrian crossings to the Castlecomer Demesne.</p> <p>Riverside Cycle ways and pedestrian routes</p> <p>Additional vehicular access for Chatsworth Street</p> <p>New pedestrian Access from the Square</p> <p>Facilitate location of primary care facility</p>	<p>The provision of access points and pedestrian routes that allow access through the site and provide for direct access to the centre of the town/riverside mixed use opportunity site.;</p> <p>Provide quality open space</p>	<p>The provision of access points and pedestrian routes that allow access through the site and provide the most direct access route to the main shopping area;</p> <p>Provide quality open space and improve nearby play facilities</p>	<p>The need for pedestrian routes that allow for direct access routes to the main shopping area;</p> <p>High Quality public Realm</p> <p>Car Parking</p>
	AREA 5:	AREA 6:	AREA 7:	
Development Blocks	Kilkenny Road Employment area	Ballyhimmin Residential Development Area	Athy Road	
Required infrastructure to be delivered in tandem with development	<p>The provision of new road infrastructure as providing links to N78 and adjacent residential area as indicated on the associated masterplan</p>	<p>Provision of improved road infrastructure with adjoining areas</p> <p>Develop a Class II / neighbourhood park within the Ballyhimmin Residential Development Area</p> <p>Children’s play facilities</p>	<p>Provision of improved pedestrian routes to the town.</p> <p>Provision of appropriate waste water treatment in order to mitigate against groundwater contamination</p>	

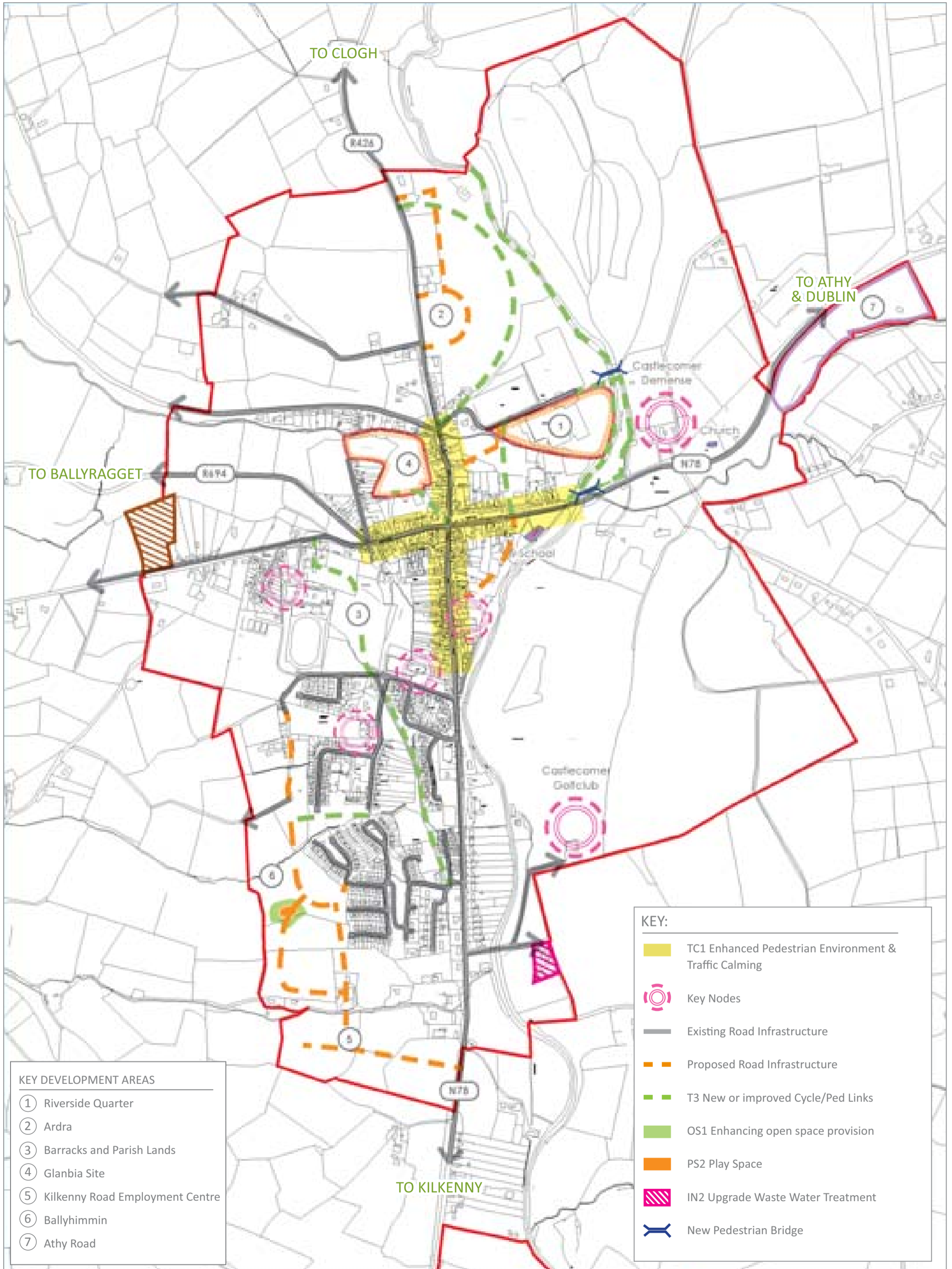


FIGURE 8.1.
CASTLECOMER DEVELOPMENT OBJECTIVES MAP



Appendix 01

Open Space Assessment

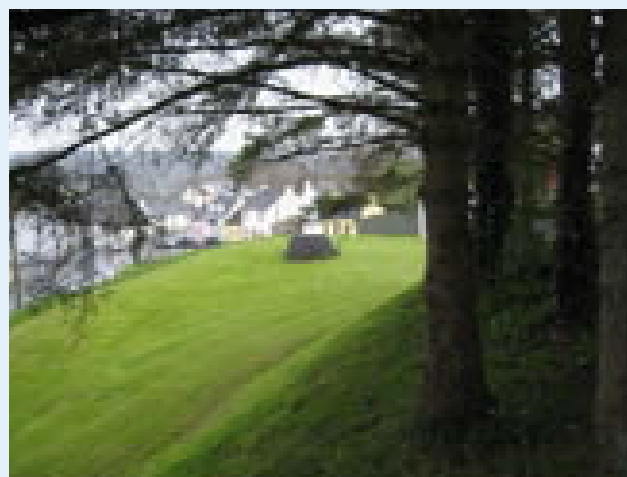


A1.1: OPEN SPACE 1

Location: Corner Of Barrack St (See Figure 3.4)

Size: 0.31 Ha

Type: Amenity



Accessibility	This site is an informal open space accessible to the public. Physical accessibility is limited due to the steep slopes surrounding it.
Quality	It is a visually attractive site which is visible from the surrounding area. It is situated on the edge of the built up area at a junction of four roads and the visual prominence of the site is reinforced by a religious statue, located at the corner of the site. There is no formal recreational value to the space, however it is well maintained and benefits from public seating and litter bin. The central area comprises informal grassland with a group of trees towards the back of the site. An informal pathway begins towards the south west edge of the site leading to adjacent agricultural lands.
Primary purpose	Amenity
Management and Maintenance	The site is well maintained.
Value	This site is valuable in terms of its informal recreation, amenity, social role.

A1.2: OPEN SPACE 2

Location: Opposite Boys National School (See Figure 3.4)

Size: 0.58 Ha

Type: Amenity / Linear



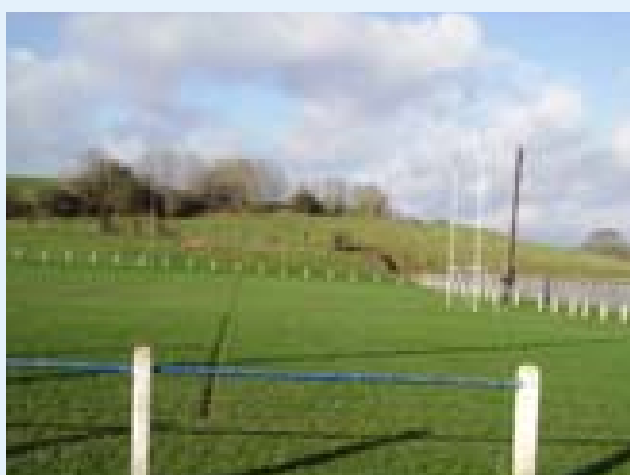
Accessibility	This site is an informal open space accessible to the public.
Quality	It is a visually attractive site and benefits from good viewing points to the upland landscape that surrounds the town. The path of the disused railway traverses the site from its northern extent. There no formal recreational value to the space, however it is well maintained and benefits from public seating at the centre of the viewing area.
Primary purpose	Amenity and green corridor.
Management and Maintenance	The site is well maintained.
Value	This site is valuable in terms of its informal recreation, amenity and structural role.

A1.3: OPEN SPACE 3

Location: Soccer and GAA Pitches (See Figure 3.4)

Size: 5.13 Ha

Type: Amenity



Accessibility	This site comprise of two areas for outdoor formal recreation including a soccer and GAA pitch. It is voluntary sectors owned and managed although use for GAA purpose is in decline due to new facilities located on the Kilkenny road outside the town boundary. This site is in good proximity to the town and reasonably accessible from surrounding residential and commercial area.
Quality	The site is poorly overlooked as it is located adjacent to industrial buildings and the backlands of the commercial zone of the town centre. There is currently limited opportunity for amenity use but the quality of the of the space could be improved by providing for additional functions and increasing activity on the space.
Primary purpose	Formal outdoor recreational
Management and Maintenance	The sites are well maintained.
Value	This site is valuable in terms of its informal recreation, amenity, and social role.



Appendix 02

Built Heritage



A2.1: CASTLECOMER SITES AND MONUMENTS RECORD

	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

A2.2: CASTLECOMER RECORD OF PROTECTED STRUCTURES

Description	Detailed Description	Location	NIAH Ref	RPS Ref
Entrance gate and lodge to Castlecomer House	Entrance gate and lodge to Castlecomer House	Athy Road	12301061, 1	C66
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	C59 & C29
Stable buildings	Castlecomer House, Former stables and yard buildings of Castlecomer House	Athy Road	N/A	C510
Entrance gates and railings	Castlecomer House, Former entrance gates, piers and railings to Castlecomer House	Athy Road	12301081	C509
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	C296 & C5
Gate Lodge	Detached, three-bay, single-storey over basement Tudor style gate lodge, c. 1900. Burnt in 1965, lodge has bow windows.	Athy Road	N/A	C331
The Old Mill Race	The Old Mill Race	Athy Road	N/A	C67
Glebe House	Seven -bay, two-storey detached residence with L plan and half hexagon bow at North end	Barrack Street	N/A	C507
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	C506
Garda Barracks, former	Detached, nine-bay, three-storey infantry barracks, c. 1800.	Barrack Street	12301084	C486
Spa Well	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	C68

Description	Detailed Description	Location	NIAH Ref	RPS Ref
'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	N/A	C508
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	C494
House	Two-bay, two-storey house and terrace	High Street	N/A	C493
House	Two-bay, three-storey house and terrace	High Street	N/A	C492
House	La Rive, Three-bay, three-storey end-terrace structure with carriage arch and doorway with blocked granite architecture	High Street	N/A	C491
Post Office	Detached, five-bay, two-storey post office, c. 1825 possibly originally RIC barracks, on corner site.	High Street	12301014	C496
House	5 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, 1	C50
House	Detached five-bay, two-storey house with dormer attic, c. 1800 and carriage arch. M. Harrington pharmacy.	High Street (N)	12301010	C46
House	Five Bay, two storey House, rendered with a single round-headed doorcase and leaded fan light	High Street (N)	12301009	C45
House	Detached, three-bay, two-storey house, c. 1825 with carriage arch to left.	High Street (N)	12301011	C47
House	Carriage arch and a pair of three bay, three storey houses one with a simple doorcase	High Street (N)	12301012-13	C48
House	Five bay, two storey house with dormer windows	High Street (N)	N/A	C49
Bank	Bank Of Ireland. Terrace, five-bay, two-storey house with dormer attic, c. 1825 with elliptical-headed carriageway.	High Street (N)	12301008	C44
House	Four-bay, two-storey house, c. 1825 with Doric portico, formerly Coogan's Pub, now the Lime Tree Bistro	High Street (S)	12301051	C53 & C48
House	Two storey house with elliptical-headed carriage arch.	High Street (S)	12301053	C54
House	Large 4 bay, three storey house, c. 1800, with square-headed doorcas and leaded light.	High Street (S)	12301054	C55
Houses, row of three	Three two storey houses and 'McKenna' with a simple shopfront and good lettering	High Street (S)	12301055-57	C56
Public House	Two public houses, both five-bay, two-storey.	High Street (S)	N/A	C52
House	House on corner and 'Lyster' shopfront, four bays, two storeys.	High Street (S)	12301050	C51
House	Three-bay, two-storey mid-terrace house with bow-front.	High Street, No. 26	12301007	C495
House	Four-bay, two-storey mid-terrace structure with ground level bistro trading as 'The Lime Tree'	High Street, No. 5	12301051	C489 & C5
'Quinns', House	Terraced, two-bay, three-storey house, c. 1850. Shopfront added c. 1875	Kilkenny Street	12301049	C64
Terrace	Florence Terrace (8 houses)	Kilkenny Street	12301072	C65
House	End of terrace, three-bay, three-storey house, c. 1825. Timber shopfront inserted c. 1875 to ground floor.	Kilkenny Street	12301034	C63
House	Terraced, four-bay, two-storey house, c.1825, shopfront added c. 1900. 'O' Braoinain shopfront.	Kilkenny Street	12301033	C62
House	End of terrace, Four-bay, two-storey dwelling/shop premises, c. 1850. Shopfront added c. 1900. Renovated c. 1950.	Kilkenny Street	12301031	C500

Description	Detailed Description	Location	NIAH Ref	RPS Ref
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	C499
House	Terraced, two-bay, two-storey dwelling/shop premises, c. 1825 with shopfront added c. 1900.	Kilkenny Street	12301029	C498
Public House	Davy Buggy's Pub, two-bay, two-storey dwelling/public house.	Kilkenny Street	12301032	C501
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	C61
Catholic Church	Catholic Church of the Immaculate Conception. Detached six bay double height Gothic Revival Catholic Church, built 1836-1843.	Kilkenny Street (E)	12301039	C60
Model Housing	Sunlight Villas, Part of a U-Plan Arts and Crafts style model housing development of 1913	Kilkenny Street, 23A	12301042-45	C502
Model Housing	Sunlight Villas, Part of a U-Plan Arts and Crafts style model housing development of 1913	Kilkenny Street, 23B	12301042-45	C503
Model Housing	Sunlight Villas, Part of a U-Plan Arts and Crafts style model housing development of 1913	Kilkenny Street, 24A	N/A	C504
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	12301042-45	C505
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	C497
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	C490
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 sawmills. The spandrels have Palladian motifs. Built to design prepared by George Smith (fl 1763 7).	Over the Dinin (Deen) River	12301001	D13
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	12301018	D80
Houses, row of two	One three bay and one four bay house with carriage arch. Both two storey	Swan Road	N/A	C58
House	Three bay, 2-storey rendered house, c. 1900, with two dormers and end stacks	Swan Road	12301015	C57

A2.3: CASTLECOMER NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE

Map Ref	Building Name and Location	Description	NIAH Ref
A	Castlecomer Bridge	Five-arch rubble limestone Classical style road bridge, c. 1760	12301001
B	High Street, Castlecomer	End-of-terrace two-bay three-storey house, c.1800	12301002
C	High Street, Castlecomer	Terraced two-bay three-storey house, c.1800	12301003
D	High Street, Castlecomer	End-of-terrace two-bay two-storey house, c.1800	12301004
E	Avalon Inn Hotel, High Street, Castlecomer	Detached three-bay three-storey over basement house, c.1800	12301005
F	High Street, Castlecomer	Detached three-bay two-storey over basement house, c.1825	12301006
G	Orton House, High Street, Castlecomer	End-of-terrace three-bay two-storey house, c. 1800	12301007
H	Bank of Ireland, High Street, Castlecomer	Terraced five-bay two-storey house with dormer attic, c.1825	12301008
I	Londis, High Street, Castlecomer	Terraced five-bay two-storey house, c.1800	12301009
J	M. Harrington, High Street, Castlecomer	Detached five-bay two-storey house with dormer attic, c. 1800	12301010
K	High Street, Castlecomer	Detached three-bay two-storey house with dormer attic, c.1825	12301011
L	Ultra Vision, High Street, Castlecomer	End-of-terrace three-bay three-storey house, c.1825	12301012
M	Eurospar, High Street, Castlecomer	Terraced three-bay three-storey house, c.1825	12301013
N	Castlecomer Post Office, High Street, Chatsworth Street, Castlecomer	Detached five-bay two-storey post office, c.1825	12301014
O	Chatsworth Street, Castlecomer	Detached three-bay two-storey house with dormer attic, c.1900	12301015
P	Michael Moran, 15 Chatsworth Street, Castlecomer	Attached four-bay two-storey house, c.1825	12301016
Q	Castlecomer	Detached three-bay single-storey gable-fronted estate worker's house, 1920	12301017
R	Castlecomer	Single-arch rubble stone road bridge over river, c.1800	12301018
S	The Cottage, Kiltown Castlecomer	Detached three-bay two-storey house, c.1900	12301019
T	Chatsworth Street	Freestanding cast-iron vent pipe, c.1900	12301020
U	High Street, Barrack Street, Castlecomer	Detached five-bay three-storey over basement house, c.1750	12301021
V	Castlecomer Co-Operative Creamery, High Street, Castlecomer	Detached three-bay three-storey creamery, c.1925	12301022
W	Barrack Street, Castlecomer	Semi-detached three-bay two-storey house, c.1925	12301023
X	Mount Williams (House), Barrack Street (off), Castlecomer	Detached three-bay two-storey parochial house, c.1900	12301024
Y	Barrack Street, Castlecomer	Terraced single-bay two-storey house, c.1850	12301025
Z	Comerford, Barrack Street, Castlecomer	End-of-terrace three-bay two-storey house, c.1825	12301026
AA	G. Dwyer, Barrack Street, Castlecomer	Detached three-bay two-storey house, c.1825	12301027
AB	Kelly's, Barrack Street, Castlecomer	Terraced three-bay two-storey house with dormer attic, c.1825	12301028
AC	Kelly, Kilkenny Street, Castlecomer	Terraced two-bay two-storey house, c.1825	12301029
AD	Kilkenny Street, Castlecomer	Terraced three-bay two-storey house with dormer attic, c.1825	12301030
AE	Central Furniture Store (The), Kilkenny Street, Castlecomer	End-of-terrace four-bay two-storey house, c.1850	12301031
AF	Davy Buggy's, Kilkenny Street, Castlecomer	End-of-terrace two-bay two-storey house, c.1825	12301032
AG	O Bráonáin / Brennan (Lander), 85 Kilkenny Street, Castlecomer	Terraced four-bay two-storey house, , c.1825	12301033
AH	Molloy, Kilkenny Street, Castlecomer	End-of-terrace three-bay three-storey house, c.1825	12301034

Map Ref	Building Name and Location	Description	NIAH Ref
AI	1 Florence Terrace, Kilkenny Street, Castlecomer	End-of-terrace three-bay single-storey red brick mine worker's house, c.1900	12301035
AJ	Castlecomer Presbytery, Kilkenny Street, Castlecomer	Detached three-bay two-storey presbytery, c.1875	12301036
AK	Thomas Coogan Library (Castlecomer Presentation Co), Kilkenny Street, Castlecomer	Attached seven-bay two-storey convent school, c.1880	12301037
AL	Castlecomer Presentation Convent, Kilkenny Street, Castlecomer	Detached sixteen-bay two-storey convent, c.1880	12301038
AM	Catholic Church of the Immaculate Conception, Kilkenny Street, Castlecomer	Detached six-bay double-height Gothic Revival Catholic church, c.1840	12301039
AN	49 Kilkenny Street, Castlecomer	End-of-terrace three-bay two-storey house, c.1800	12301040
AO	31 Kilkenny Street, Castlecomer	Terraced single-bay two-storey house, c.1875	12301041
AP	24b Sunlight Villas, Kilkenny Street, Castlecomer	Terraced two-bay two-storey Royal Irish Constabulary officer's house, built 1913.	12301042
AQ	24a Sunlight Villas, Kilkenny Street, Castlecomer	Terraced two-bay two-storey Royal Irish Constabulary officer's house, 1910 - 1915	12301043
AR	23b Sunlight Villas, Kilkenny Street, Castlecomer	Terraced two-bay two-storey Royal Irish Constabulary officer's house, c.1910	12301044
AS	23a Sunlight Villas, Kilkenny Street, Castlecomer	Terraced two-bay two-storey Royal Irish Constabulary officer's house, c.1910	12301045
AT	Kilkenny Street, Castlecomer	Detached four-bay two-storey house, c.1850	12301046
AU	Castlecomer Courthouse (Castlecomer Market House), Market Square, Castlecomer	Detached single-bay two-storey Classical-style market house, c.1800	12301047
AV	Murphy, Market Square, Castlecomer	Terraced two-bay two-storey house, c.1825	12301048
AW	Kilkenny Street, Castlecomer	Terraced two-bay three-storey house, c.1850	12301049
AX	Royal Village, High Street, Castlecomer	Attached two-bay two-storey house, c.1800	12301050
AY	Lime Tree (The), High Street, Castlecomer	End-of-terrace four-bay two-storey house with dormer attic, c.1825	12301051
AZ	Lime Tree (The), 5 High Street, Castlecomer	Terraced three-bay three-storey house with dormer attic, c.1825	12301052
BA	High Street, Castlecomer	Terraced four-bay two-storey house with dormer attic, c.1800	12301053
BB	Holland Condon, High Street, Castlecomer	Terraced four-bay three-storey house, c.1800	12301054
BC	Moran's, High Street, Castlecomer	Terraced three-bay two-storey house, c.1825	12301055
BD	McKenna, High Street, Castlecomer	Terraced three-bay two-storey house with dormer attic, c.1825	12301056
BE	King's, High Street, Mill Lane, Castlecomer	End-of-terrace three-bay two-storey house, c.1825	12301057
BF	Castlecomer Flour Mill (Castlecomer Saw Mill), Mill Lane, Castlecomer	Attached seven-bay double-height over raised basement Classical-style flour mill, c.1800	12301058
BG	Wandesford National School, High Street (off), Castlecomer	Attached five-bay double-height national school, c.1900	12301059
BH	Riverside (House), High Street (off), Castlecomer	Detached three-bay two-storey red brick Edwardian house, c.1900	12301060
BI	Castlecomer House, Athy Road, Castlecomer	Detached three-bay single-storey over basement Tudor-style gate lodge, c.1900	12301061
BJ	Saint Mary's Church, Athy Road, Castlecomer	Detached four-bay double-height Board of First Fruits Church of Ireland church, c.1815	12301062

Map Ref	Building Name and Location	Description	NIAH Ref
BK	Ormonde Brick, Athy Road (off), Castlecomer	Freestanding yellow brick chimney, c.1925	12301063
BL	Ardra House (Castlecomer Glebe House), Athy Road, Castlecomer	Detached three-bay two-storey Board of First Fruits glebe house, c.1815	12301064
BM	Athy Road, Castlecomer	Gateway, c.1850	12301065
BN	Castlecomer District Hospital, Castlecomer	Remains of Castlecomer Union Workhouse complex, c.1850	12301066
BO	Castlecomer District Hospital, Castlecomer	Detached eight-bay two-storey building, c.1850	12301067
BP	Chatsworth Street, Castlecomer	Detached two-bay two-storey outbuilding, c.1875	12301068
BQ	High Street, Barrack Street, Castlecomer	Double gateway, c.1850	12301069
BR	Barrack Street, Castlecomer	End-of-terrace three-bay two-storey house, c.1925	12301070
BS	Holohan, Kilkenny Street, Castlecomer	Terraced five-bay two-storey house with dormer attic, c.1875	12301071
BT	2 Florence Terrace, Kilkenny Street, Castlecomer	Terraced three-bay single storey red brick mine worker's house, c.1900	12301072
BU	3 Florence Terrace, Kilkenny Street, Castlecomer	End-of-terrace three-bay single storey red brick mine worker's house with dormer attic, c.1900	12301073
BV	4 Florence Terrace, Kilkenny Street, Castlecomer	End-of-terrace three-bay single storey red brick mine worker's house with dormer attic, c.1900	12301074
BW	5 Florence Terrace, Kilkenny Street, Castlecomer	Terraced three-bay single-storey red brick mine worker's house, c.1900	12301075
BX	6 Florence Terrace, Kilkenny Street, Castlecomer	Terraced three-bay single-storey red brick mine worker's house, c.1900	12301076
BY	7 Florence Terrace, Kilkenny Street, Castlecomer	Terraced three-bay single-storey red brick mine worker's house, c.1900	12301077
BZ	8 Florence Terrace, Kilkenny Street, Castlecomer	End-of-terrace three-bay single storey red brick mine worker's house with dormer attic, c.1900	12301078
CA	Catholic Church of the Immaculate Conception, Kilkenny Street, Castlecomer	Graveyard with various cut-stone markers, 1750 - 2000	12301079
CB	High Street (off), Castlecomer	Detached three-bay two-storey house, c.1825	12301080
CC	Castlecomer House, Athy Road, Castlecomer	Gateway, c.1850	12301081
CD	Castlecomer District Hospital, Castlecomer	Section of broken coursed squared rubble sandstone boundary wall, c.1850	12301082
CE	17 Barrack Street, Castlecomer	Terraced, three-bay two-storey house, c.1925	12301083
CF	Castlecomer Military Barracks, Barrack Street, Castlecomer	Detached nine-bay three-storey infantry barracks, c.1800	12301084
CG	Castlecomer House, Castlecomer	Freestanding single-bay single-stage icehouse, c.1800	12301085
CH	Castlecomer House, Castlecomer	Single-arch rubble stone road bridge over river, c.1825	12301086
CI	Castlecomer House, Castlecomer	Detached five-bay single-storey Tudor-style laundry, c.1825	12301087
CJ	Castlecomer House, Castlecomer	Single-span road bridge over river, c.1900	12301088
CK	Kilkenny Street, Castlecomer	End-of-terrace three-bay single-storey house, c.1825	12301089
CL	Castlecomer	Two-arch rubble stone hump back road bridge over river, c.1825	12400502
CM	Smithstown House, Castlecomer	Detached three-bay two-storey house, c.1875	12400503
CN	Smithstown House, Castlecomer	Farmyard complex, c.1875	12400504

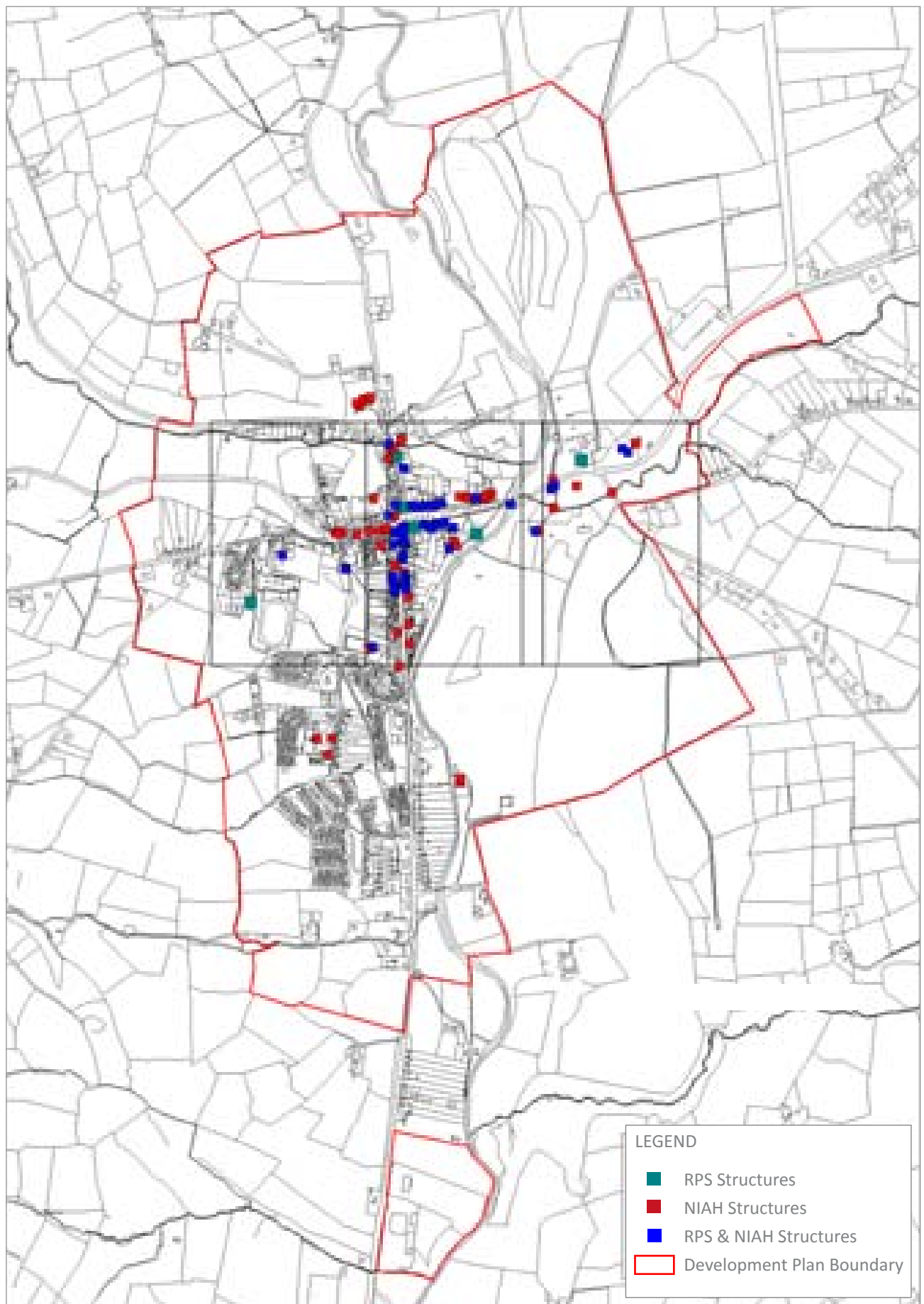


FIGURE A2.1
CASTLECOMER RECORD OF PROTECTED STRUCTURES SECTION A



FIGURE A2.2
CASTLECOMER RECORD OF PROTECTED STRUCTURES SECTION A

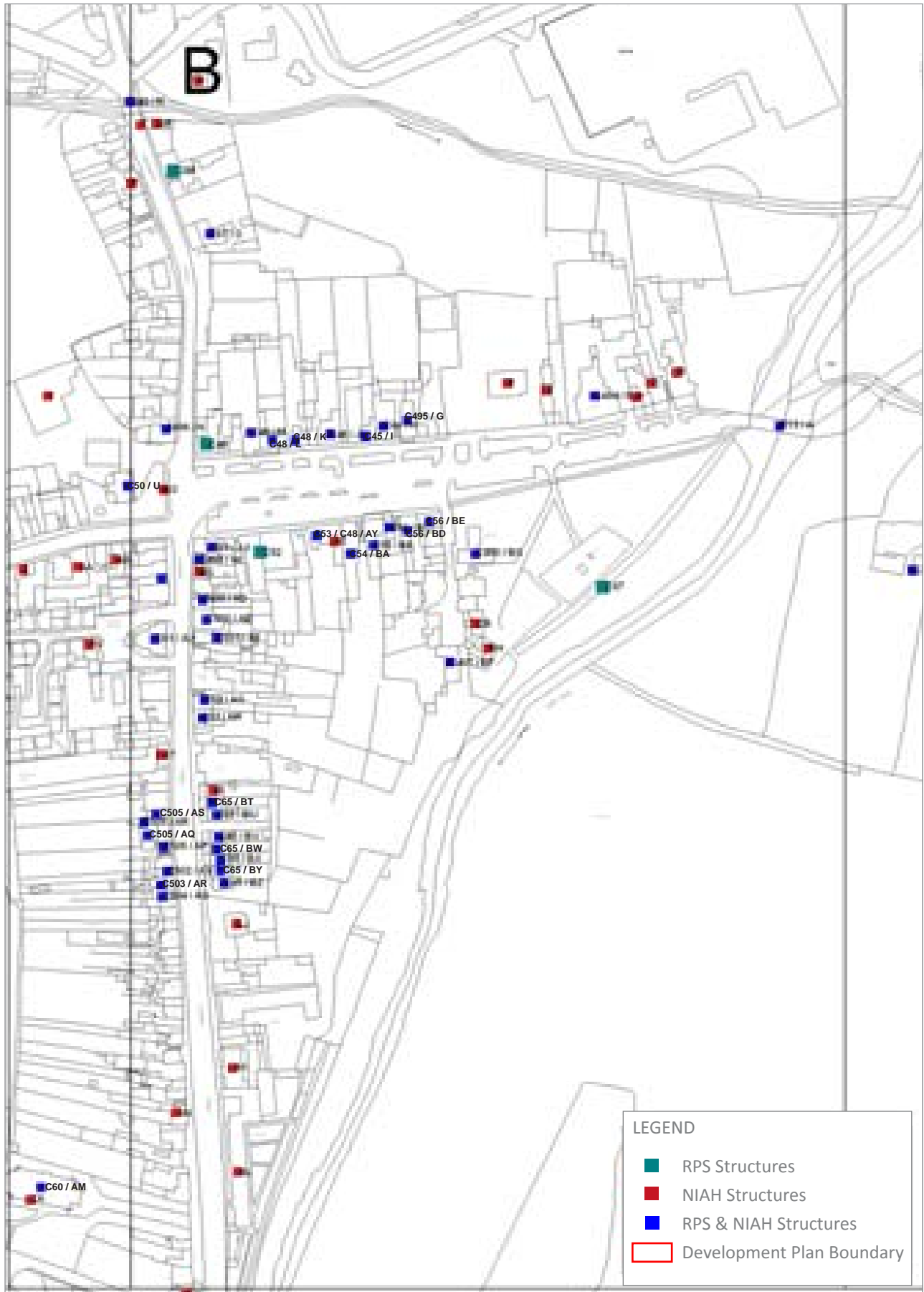


FIGURE A2.3
CASTLECOMER RECORD OF PROTECTED STRUCTURES SECTION B

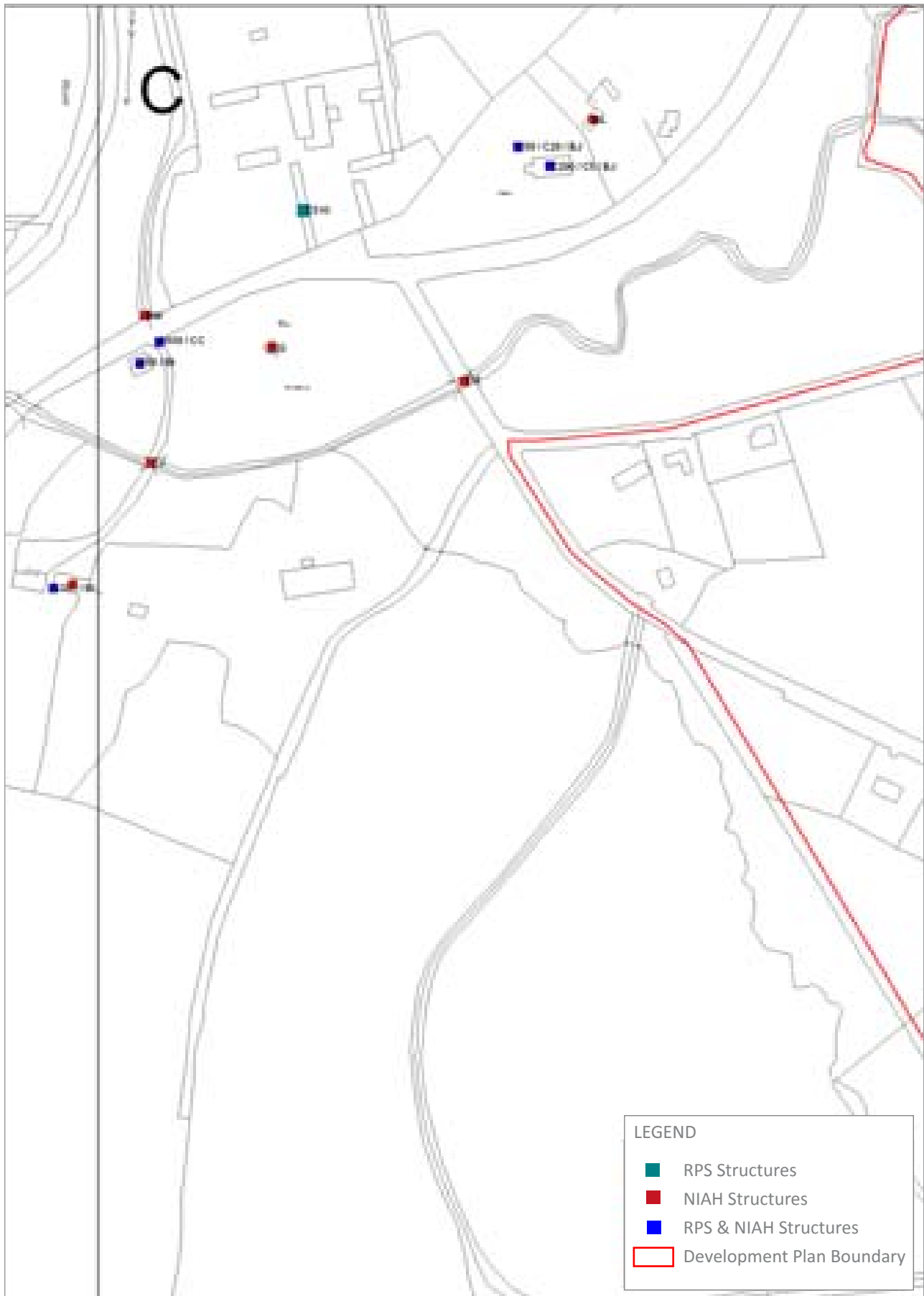


FIGURE A2.3
CASTLECOMER RECORD OF PROTECTED STRUCTURES SECTION C





Appendix 03

Native Trees and Shrubs

A3.1: Native Trees and Shrubs

Common Name	Latin Name	Height (Max)	Suitable For Public Open Spaces	Suitable For Streets And Confined Spaces	Suitable For Tubs, Containers And Raised Beds Etc.	Guide To Planting: See Key Below
Alder	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
Alder buckthorn	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
Arbutus	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
Ash	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
Aspen	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings
Bird cherry	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
Bramble	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note:tends to be invasive
Broom	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
Burnet rose	<i>Rosa</i>	2m	Yes	No	Yes, but vigorous	C/H
Common (or	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
Crab apple	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
Dog rose	<i>Rosa canina</i>	2m	Yes	No	Yes Vigorous	C/H
Downy birch	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6m	Yes	No	No	V
Guelder rose	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
Ivy	<i>Hedera helix</i>	climber*	Yes	Yes	Yes	C

Common Name	Latin Name	Height (Max)	Suitable For Public Open Spaces	Suitable For Streets And Confined Spaces	Suitable For Tubs, Containers And Raised Beds Etc.	Guide To Planting: See Key Below
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate oak	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Purging buckthorn	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
Rowan or mountain ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Western (or mountain) gorse	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
Whitebeam spp.	<i>Sorbus aria/S. anglica/S. devoniensis /S.hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
Wild cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Willow spp.	<i>Salix spp.</i>	6m	Some	No	No	V Not suitable near buildings or services
Wych elm	<i>Ulmus glabr</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

Guide to Planting Key:

A – Grows in a wide variety of soils

D – Tolerates or prefers damp conditions

C – Climber

H – Suitable for hedging

I – Suitable as an individual tree

P – Tolerates smoke or pollution

S – Tolerates shade

V – Invasive

* - Tolerates dry conditions

