Environmental Report
on Proposed Amendments

to the

Draft Kilkenny City and Environs Development Plan

Following the First Public Display Period
10th August to 19th October 2007

For: Kilkenny Borough Council & Kilkenny County Council

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Section 1 Introduction

1.1 Terms of Reference

This is the Environmental Report on the Proposed Amendments to the Draft Kilkenny County Development Plan Strategic Environmental Assessment. It identifies the environmental consequences of proposed amendments to the Draft Plan following the first period of public display.

This report forms part of the documentation of the ongoing SEA/Plan-making process and supplements, and should be read in conjunction with, the Environmental Report on the Draft Plan.

The findings of this report will be updated once the Elected Members decide on the proposed amendments and will be used to update the Environmental Report of the Draft Plan on adoption of the Plan.

1.2 Process for making a new Development Plan for the City and Environs

The proposed amendments to the Draft Plan constitute a further stage in the process of making a new Development Plan for the City and Environs.

The Draft Plan and accompanying ER were put on public display between the 10th of August 2007 and the 19th of October 2007. Written submissions and observations were made by the public.

This report is included as part of the Manager’s Report on the submissions/observations received which is submitted to the Elected Members for their consideration.

Having considered the Draft Plan, the ER and the Manager’s Report; the Members of Kilkenny County and Borough Councils may, by resolution, resolve to amend the Draft Development Plan in accordance with the provisions set out in Section 12(6) of the Planning and Development Act 2000-2004.

If these proposed amendments are considered to be a material alteration of the draft plan, they are required to be placed on public display for a period of not less than four weeks in accordance with Section 12(7) of the Planning and Development Act 2000-2006.

1.3 Methodology

1.3.1 Introduction

The policies and objectives of the draft Plan have been evaluated in the ER against the Strategic Environmental Objectives (SEOs) which were developed for the City and Environs Development Plan SEA. These SEOs are used in the following sections to evaluate the proposed amendments.

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1 SEOs are methodological measures against which the environmental effects of the plan can be tested. If complied with in full, SEOs would result in an environmentally neutral impact from implementation of the plan. The SEOs are set out under a range of topics and are used as standards against which the development strategies, policies and objectives of the plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against. SEOs are distinct from the objectives of the plan - although they will often overlap - and are developed from international, national and county policies which generally govern environmental protection objectives. Such policy includes that of various European Directives which have been transposed into Irish law and relevant other Irish environmental legislation together with the RPGs.
1.3.2 Strategic Environmental Objectives and Compatibility Criteria

Based on an understanding of the existing and emerging environmental conditions in the City and Environs a series of SEOs were developed from international, national and county policies which generally govern environmental protection objectives in order to assess the likely environmental effects which would be caused by the policies and objectives of the Draft Plan.

<table>
<thead>
<tr>
<th>SEO Code</th>
<th>SEO</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1</td>
<td>To avoid loss of relevant habitats, geological features, species or their sustaining resources in designated ecological sites</td>
</tr>
<tr>
<td>B2</td>
<td>To avoid significant adverse impacts, including direct, cumulative and indirect impacts, to relevant habitats, geological features, species or their sustaining resources in designated ecological sites by development within or adjacent to these sites</td>
</tr>
<tr>
<td>B3</td>
<td>To sustain, enhance or where relevant to prevent the loss of, ecological networks or parts thereof which provide significant connectivity between areas of local biodiversity</td>
</tr>
<tr>
<td>HH1</td>
<td>To protect human health from hazards or nuisances arising from exposure to incompatible landuses</td>
</tr>
<tr>
<td>S1</td>
<td>Maximise the sustainable re-use of brownfield lands, and maximise the use of the existing built environment rather than developing greenfield lands</td>
</tr>
<tr>
<td>W1</td>
<td>To maintain and improve, where possible, the quality of rivers</td>
</tr>
<tr>
<td>W2</td>
<td>To prevent pollution and contamination of ground water</td>
</tr>
<tr>
<td>A1</td>
<td>To minimise increases in travel related emissions to air</td>
</tr>
<tr>
<td>M1</td>
<td>To serve new development under the CEDP with appropriate waste water treatment</td>
</tr>
<tr>
<td>CH1</td>
<td>To protect the archaeological heritage of Kilkenny City and its Environs with regard to: entries to the Record of Monuments and Places; zones of archaeological, and; the context of the above within the surrounding landscape where relevant.</td>
</tr>
<tr>
<td>CH2</td>
<td>To preserve and protect the special interest and character of Kilkenny City and Environs’ architectural heritage with regard to: entries to the Record of Protected Structures; Architectural Conservation Areas; entries to the National Inventory of Architectural Heritage, and; the context of the above within the surrounding landscape where relevant.</td>
</tr>
<tr>
<td>L1</td>
<td>To protect Kilkenny City and Environs’ sensitive landscape features and designated scenic views</td>
</tr>
</tbody>
</table>

Table 1.1 Strategic Environmental Objectives (SEOs)

The proposed amendments are evaluated using compatibility criteria in order to determine how they are likely to affect the status of these SEOs. These compatibility criteria are as follows:

- Likely to Improve status of SEOs
- Probable Conflict with status of SEOs- unlikely to be mitigated
- Potential Conflict with status of SEOs- likely to be mitigated
- Uncertain interaction with status of SEOs
- Neutral Interaction with status of SEOs
- No Likely interaction with status of SEOs

This colour coding corresponds with the colouring used in the evaluation matrix included in Section 8 of the ER. The same coding is used in Section 2 of this Report.

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2 SEO S1 was identified as conflicting with SEOs CH1 and CH2
3 SEOs are methodological measures against which the environmental effects of the plan can be tested. If complied with in full, SEOs would result in an environmentally neutral impact from implementation of the plan. The SEOs are set out under a range of topics and are used as standards against which the development strategies, policies and objectives of the plan can be evaluated in order to help identify areas in which significant adverse impacts are likely to occur, if unmitigated against. SEOs are distinct from the objectives of the plan - although they will often overlap - and are developed from international, national and county policies which generally govern environmental protection objectives. Such policy includes that of various European Directives which have been transposed into Irish law, relevant other Irish environmental legislation together with the RPGs.
Section 2 Evaluation of Relevant Proposed Amendments

Note: As in the Draft County Development Plan proposed amendment document, proposed amendments are identified as follows: text proposed to be deleted is shown red with strikethrough like this, and; proposed new text shown in italics like this. Unchanged text is shown in black like this.

Responses with regard to the environmental consequences of the changes are shown in bold italics like this. The colouring of the italicised text is explained at the bottom of the previous page.

2.1 Proposed Amendments to Text

Chapter 1: Strategic Context
Strategic goals

- To provide the highest quality living environments possible to all the citizens of Kilkenny City and Environs members of our community.

No Likely interaction with status of SEOs

Chapter 5: Economic Development
Policy
No further bulky goods floorspace retail warehousing parks will granted in and around the City & Environs due to constraints on the expenditure capacity for additional comparison floorspace over the period 2008 – 2014

No Likely interaction with status of SEOs

Action
To complete an integrated retail study by September 2008 which will inform the members of Kilkenny County Council as to whether a centre for Ferrybank should be designated as a town or district centre.

No Likely interaction with status of SEOs

Chapter 6: Recreation, Tourism and the Arts
6.1.5.1 Proposed River Nore Walking Route – Kilkenny to Inistioge
Policy

- To investigate the potential of and opportunities for the funding of walking and cycling trails in the county; and for the development of linkages between existing trails and others in adjoining counties; and support national trail development policy including the Irish Trails Strategy.

No Likely interaction with status of SEOs

- Encourage and promote cycling-based tourism in the city and county and to support Failte Ireland’s Strategy for the Development of Irish Cycle Tourism, South East Regional Report

No Likely interaction with status of SEOs

Policy Action

- Researching and mapping the existing network of traditional paths used for leisure purposes with the intention of determining the legal basis and status of their use.

No Likely interaction with status of SEOs

6.3.1.1 Kilkenny Integrated Cultural Facility
Policy
To identify a Cultural/Artistic quarter for the City and to ensure the provision of appropriate linking infrastructure, including signage, pedestrian routes and heritage trails, to ensure that cultural/Artistic buildings are linked to one another and to the wider public realm as part of a coherent spatial structure.

Likely to Improve status of SEO CH2
6.2.1 South East Region Tourism Policy

- **To sustainably increase the volume of visitors, revenue per visitor, their average length of stay and seasonal spread; whilst protecting and conserving those natural, built and cultural features that form the resources on which the County's tourist industry is based.**

**Neutral interaction with status of SEOs**

- **To encourage and support increased coordination, cohesion and linkages between agencies such as Failte Ireland South East, Kilkenny Borough and County Councils and Kilkenny County Development Board and between these agencies and their equivalents in neighbouring counties.**

**No Likely interaction with status of SEOs**

- **To support and work to secure the implementation of the Kilkenny Tourism and Development Strategy 2006-2011; and the Failte Ireland Strategic Tourism Plan for the South East.**

**No Likely interaction with status of SEOs**

- **To investigate funding opportunities for the development of flagship tourism products; suggested products for development would include Rothe House and walking cycling trails development.**

**No Likely interaction with status of SEOs**

- **Encourage the provision of indoor and activities based tourism facilities and events which extend the tourism season.**

**No Likely interaction with status of SEOs**

- **Promote collective public and private sector marketing of County Kilkenny as a leisure and retail tourist destination, within Ireland and abroad.**

**Chapter 7: Heritage**

To prepare and implement, in partnership with the Kilkenny Heritage Forum and relevant stakeholders, a County Heritage Plan and County Biodiversity Action Plan.

To support and facilitate the Kilkenny Heritage Forum.

To continue and to develop the Council's advisory/educational role with regard to Heritage matters through the Heritage Plan, and to promote awareness and understanding of and access where appropriate to heritage.

To protect, enhance, improve and extend where appropriate the public spaces throughout the city.

To create new quality urban spaces in the City where opportunities arise.

In assessing development proposals the impact on existing views and prospects will be taken into account by the Borough Council and Kilkenny County Council.

It is the intention of Kilkenny Borough Council and Kilkenny County Council to work closely with the “Keep Kilkenny Beautiful” Committee and other relevant organisations, community groups, business and private interests to maintain the traditional high standards in this regard.

To protect, conserve and enhance County Kilkenny's natural heritage and biodiversity.

To protect natural heritage sites designated in National and European legislation. This includes sites proposed to be designated or designated as Special Areas of Conservation (SAC), Natural Heritage Areas (NHA), Nature Reserves and Wildfowl Sanctuaries. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.

To assess all proposed developments (individually or in combination with other proposals, as appropriate) which are likely to impact on designated natural heritage sites or those sites proposed to be designated.

To consult 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.

To ensure that any development in or near a designated natural heritage site will avoid any significant adverse impact on the features for which the site has been designated.

To require 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.
Action: To provide Supplementary Planning Guidance, in relation to conserving and enhancing biodiversity in the context of development.

To protect and, where possible, enhance to the plant and animal species and their habitats that have been identified under EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.

Ensure that development does not have a significant adverse impact on plant, animal or bird species protected by national or European legislation.

Consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.

To protect and enhance wildlife habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.

Identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.

To ensure that any development in or near sites of local conservation interest will minimise any significant adverse impact on the character of the site.

Minimise the loss of habitats and features of the wider countryside (hedgerows, ponds, streams, wetlands, trees etc) through the planning process, which are not within designated sites.

Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensatory measures are put in place, to conserve and enhance biodiversity and landscape character.

Prepare a County Bio-Diversity Plan, in accordance with the National Bio-diversity Plan (2002), and to liaise with all relevant agencies and community groups in its preparation and implementation.

Integrate bio-diversity considerations into Council plans, programmes and activities.

Discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting gardens designed landscapes of special historic interest.

Preserve, protect and where necessary enhance, heritage varieties of plants and trees that form part of the local/regional biodiversity resource, and that contribute to local identity.

To continue to assist in the implementation and management of the re-creation of the medieval garden at Rothe House, as part of the Rothe House Conservation Plan.

Maintain, and where necessary facilitate, the enhancement of the conservation values of those features or areas of county geological and or geomorphological importance.

Protect from inappropriate development, County Geological Sites, or parts thereof, and geological Natural Heritage Areas that become designated during the lifetime of this plan.

To consult with the Geological Survey of Ireland when assessing developments which are likely to impact on County Geological Sites, or geological Natural Heritage Areas which may be designated during the lifetime of this plan.

To assess all proposed developments with respect to geology (individually or in combination with other proposals, as appropriate) which are likely to impact on County Geological Sites, or geological Natural Heritage Areas that become designated during the lifetime of this plan.

Ensure that any development in or near County Geological Sites will avoid any significant adverse impact on the features for which the site is considered important.

To consult with the Geological Survey of Ireland in advance of any proposals for major developments that will entail significant ground excavation, such as quarrying, road cuttings, major drainage works and foundations for major buildings/building complexes.

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

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

To conserve important trees, groups of trees or woodlands, using Tree Preservation Orders, as appropriate.

In partnership with the Forest Service, to provide guidance to developers and others on requirements and procedures in relation to tree felling.

Have regard to sites of significance identified in the Kilkenny Woodland Survey 1997 in the assessment of planning applications.
Have regard to, and seek the conservation of, the trees of County Kilkenny identified in the Tree Register of Ireland:
Support the provisions of Wildlife (Amendment) Act 2000, which seeks to prohibit the cutting of hedges within the bird nesting period (1st March until September 1st).
Seek the retention of hedgerows, and other distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development.
Where the loss of hedgerows is unavoidable, for health and safety reasons, as part of a development, to ensure that a new hedgerow is planted using native species, and species of local provenance, as appropriate.
Discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling, where possible.
Ensure that new development incorporates the planting of native broadleaved species, and species of local provenance, as appropriate.
Seek, where appropriate and feasible, the extension of existing woodlands and/or creation of new woodlands, based on planned planting and management schemes, and favouring the use of native species.
The Councils will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on Council property.
Seek the conservation of trees of cultural importance e.g. mass bushes, rag bushes and other trees marking areas of cultural significance
Protect and enhance the natural heritage and landscape character of waterway corridors and wetlands and to maintain them free from inappropriate development.
In partnership with the National Parks and Wildlife Service, Waterways Ireland and other relevant stakeholders to facilitate public access to, and understanding of, waterways corridors and wetlands where feasible and appropriate.
Protect items of architectural heritage and industrial archaeological interest associated with waterways corridors.
To consult with the Southern Regional Fisheries Board and the National Parks and Wildlife Service prior to undertaking, approving or authorising any works or development which may impact on rivers, streams and waterways.
Action: To carry out surveys of significant trees and hedgerows in the county during the lifetime of this plan, as appropriate and feasible.
Action: Investigate the possibility of updating the Woodland Survey of Kilkenny, in partnership with relevant stakeholders.

Archaeology
It is the policy of Kilkenny County Council and Kilkenny Borough Councils to preserve and conserve the archaeological heritage and all archaeological monuments included in the Record of Monuments as established under section 12 of the National Monuments (Amendment) Act 1994.
Protect archaeological sites, monuments (including their setting), underwater archaeology, and objects within the jurisdiction of Kilkenny County Council, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface archaeological remains. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.
Facilitate and where feasible create public rights of way to sites of archaeological and historical interest.
The Council will also seek the preservation, maintenance and improvement of all existing right of ways to such areas where appropriate.
Protect the setting of monuments and sites identified in the Record of Monuments and Places and in the Urban Archaeological Survey.
Promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the Department of the Environment, Heritage and Local Government in its capacity of being charged with the implementation of the National Monuments Acts.
To favour the preservation in situ of archaeological remains or objects in their settings. Where preservation in situ is not feasible, sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment.
Facilitate public access to the National Monuments in State care and Local Authority ownership in the county.
Ensure that when an unrecorded archaeological object or site is discovered, any works that threaten the object or site are immediately suspended and that the appropriate Government agency is informed. Provide guidance to developers and property owners regarding the archaeological implications of a proposed development.

To assist in the implementation of the conservation plans for City walls, Rothe House and St Mary’s Hall

Conserve and protect historic graveyards and churches within Kilkenny and to encourage their maintenance in accordance with conservation principles and as resources allow.

To provide guidance to developers and property owners regarding the archaeological implications of a proposed development.

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To assist in the implementation of the conservation plans for City walls, Rothe House and St Mary’s Hall

Conserve and protect historic graveyards and churches within Kilkenny and to encourage their maintenance in accordance with conservation principles and as resources allow.

To continue to support and assist communities in the care and conservation of historic graveyards through its Historic Graveyards Grants Scheme

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Seek, where appropriate, the conservation and enhancement of items in the Record of Protected Structures.

Ensure the conservation and protection of the architectural heritage of County Kilkenny for future generations by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.

Protect structures contained in the Record of Protected Structures and features that contribute to the character of Architectural Conservation Areas.

Seek, where appropriate, the conservation and enhancement of items in the Record of Protected Structures.

Ensure that any development, modifications, alterations, or extensions affecting a protected structure, adjoining structure or structure within an ACA are sited and designed appropriately, and are not detrimental to the character of the structure or to its setting or the general character of the ACA.

Encourage the sympathetic retention, reuse and rehabilitation of protected structures and their setting.

Development concerning Protected Structures will only be permitted if it is consistent with conservation policies and the proper planning and sustainable development of the area. In certain cases, site zoning restrictions may be relaxed in order to secure the preservation and conservation of the protected structure.

Promote by example the principles of best practice in conservation of the built heritage through the custodianship of Protected Structures in the Council’s ownership/care.

Seek the retention, re-use and refurbishment, using appropriate materials and techniques, of older buildings of architectural, cultural, historic and aesthetic merit, which, though not protected structures, make a positive contribution to the character, appearance and quality of local streetscapes and to sustainable development.

Encourage the retention of original windows, doors, renderings, roof coverings and other significant features of older buildings of architectural, cultural, historic and aesthetic merit, whether protected or not.

Promote principles of best practice in conservation in terms of use of appropriate materials and repair techniques through the administration of the National Conservation Grants Scheme funded by The Department of the Environment Heritage and Local Government.

Ensure the conservation, protection and prevention of endangerment of the architectural heritage through promoting the importance of regular maintenance of structures contained within the Record of Protected Structures.

Provide assistance to owners of protected structures in undertaking essential repairs and maintenance by preparing and publishing a series of conservation guidance leaflets and by the provision of relevant information on the Council’s website.

Action: To respond to the National Inventory of Architectural Heritage recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the survey of the city and county carried out in 2005.

Action: Consider the designation of Architectural Conservation Areas where appropriate and provide a local policy framework for the protection of these areas.

To retain historic items of street furniture wherever possible.

Protect and enhance historic items of street furniture and roadside features, as appropriate.

To preserve, protect and where necessary enhance, significant heritage objects such as mass rocks and/or other significant cultural features, that’s form part of the cultural heritage of the City and Environs.

ACA Townscape:

To retain and enhance as appropriate the historic overall character of the townscape.

To retain and enhance the historic street pattern, in particular the medieval structure within the city centre.

To preserve and enhance all historic buildings.

To retain and protect the narrow historic building plots.
• To retain and protect the historic town silhouette.
• To retain the specific building lines and heights in the different areas.
• To encourage small-scale developments in the city centre.
• To protect and where necessary enhance the general character of the conservation areas in regard to building scales, proportions, historical plot sizes, material, building lines and height as well as general land-use.

Non-Protected Structures within an ACA
• To ensure that any alterations and extensions carried are in scale with the building and its particular setting.
• To ensure the retention, and the repair rather than replacement of original features which are important to the character of buildings such as entrances, chimney stacks, doors and windows.
• To promote the regular maintenance of original features which are important to the character of buildings such as entrances, chimney stacks, doors and windows.
• To ensure the use of traditional building materials and techniques when works are being undertaken to the exterior of non-protected structures.
• To ensure that inappropriate materials such as windows, doors and fascias constructed in aluminium or uPVC are not introduced to buildings within an ACA when alterations are being made.
• To facilitate the preparation of guidelines for owners or occupiers undertaking structural changes or alterations to the exterior of non-protected structures within an ACA.
• To ensure the conservation of all historic shopfronts and pub fronts. Where replacement is necessary, to encourage the introduction of shopfronts and pub fronts of contemporary high-quality design and materials into the ACA.

New development within an ACA
• To encourage the introduction of buildings of high quality contemporary and vernacular design and materials, where as appropriate to the character of the existing streetscape.
• To encourage the retention of the historic scale and plot size when new buildings are being introduced into an ACA.
• To minimise the impact of new development on existing amenities, including residential and land uses.
• To seek the retention of mature trees (those in good condition) which contribute to the character of the areas where appropriate.

Civic Spaces
• To protect, enhance, improve, extend and where appropriate create new public/civic spaces throughout the city.
• To maintain important historic details within the civic spaces such as historic paving, cobblestones, post boxes, spur stones etc.
• To reduce on-street parking in the historic areas and to give the pedestrian-shopper more priority.
• To reduce the impact of traffic congestion in the historic centre by traffic calming measures, more efficient signage and pedestrianisation.
• To ensure the protection of the essential visual qualities of an ACA when assessing proposals for advertising.
• To ensure the avoidance of visual clutter when introducing street signage and new street furniture.
• To conserve and enhance biodiversity in new and existing civic spaces.

Views and Prospects
• To protect views and prospects identified on Map 7.1 (to be informed by SEA) by requiring new development or extensions to existing development to be designed and located so as to minimise the interruption of these views.
• To encourage street layouts in newly developed areas which create new vistas to existing and new landmarks, in particular within the Western Environ and the Loughmacask Local Area Plan lands.

Policies for the City Centre Architectural Conservation Area
• To retain the existing scales of building heights of three and four storey buildings.
• To limit large scale developments within the historic centre which may necessitate the assimilation of smaller historic building plots.
• To encourage the renovation and re-use of any vacant or derelict buildings.
• To retain the medieval street pattern.
• To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
• To protect the tight urban grain and rhythm of existing streetscapes.
• To encourage well presented ground floor spaces and facades and to avoid pastiche shopfronts and pubfronts.
• To control the size, number and composition of advertisements on facades to prevent visual clutter in the main streets.
• To control lighting and the colour of lighting on the external façade of buildings.
• To promote timber painted signage and to prevent plastic and neon signs.
• To facilitate the removal of overhead cables throughout the ACA.
• To support the implementation of the St. Mary’s Church and Graveyard Conservation Plan.
• To support the implementation of the Rothe House Conservation Plan.
• To support the implementation of the Kilkenny City Walls Conservation Plan.
• To improve the visual appearance of the car parking area at the Market yard, and ensure a high standard of architectural design for any development at Bateman Quay.
• To ensure pedestrian permeability is paramount in any future re-development of Bateman Quay.
• To ensure a high standard of paving and street furniture on High Street and St. Kieran Street following pedestrianisation Policies for Kilkenny Castle Architectural Conservation Area
• To protect the historic and architectural character of the Castle and its unique setting.
• To enhance and reinstate the character of The Parade as an important historic civic space by implementing appropriate design and uses, an objective of the City Centre Local Area Plan.
• To protect the natural amenity of the Castle Park as an important recreational area and wildlife habitat.
• To protect the structures of Ormonde Mill and its setting on the bank of the River Nore.
• To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
• To protect the special low density residential character of the Castle Gardens residential area.
• To ensure appropriate uses for the buildings on The Parade, which will not detract from the civic character of the area.

St. Canice’s Architectural Conservation Area
• To protect the historic and architectural character of St. Canice’s Cathedral and its unique setting.
• To protect the grouping of the Cathedral, Library, Deanery and other adjacent buildings.
• To respect and retain established building lines.
• To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
• To enhance the character of Vicar Street and Troy’s Lane.
• To seek the conservation of St. Francis Abbey and its setting.
• To ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.
• To facilitate the upgrading and visual improvement of the Classic Furniture site on Green Street.
• To facilitate the restoration of the Brian Stone building located on Green Street.
• To protect the character and setting of the residential terraces of Thomas Square and Troys Gate. Any new roads in this area should be designed in a manner so as not to detract from the special character of the area, and should be sensitive to the existing scale of development within the area.

John Street Architectural Conservation Area
• To encourage well presented ground floor spaces.
• To control the size, number and composition of advertisements on facades to prevent visual clutter in the main streets.
• To control lighting and the colour of lighting on the external façade of buildings.
• To promote timber painted signage and to prevent plastic and neon signs.
• To reduce advertisement on facades.
• To encourage the renovation and re-use of any vacant or derelict buildings.
• To protect historic plot sizes along John Street Upper and Lower and to avoid the amalgamation of sites for new buildings.
• To avoid pastiche shopfronts and pubfronts.
• To facilitate the removal of overhead cables throughout the ACA.
To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).

To protect St. John’s Church and its setting.

To ensure that any new developments to the south of Maudlin Street are sensitive in scale to the existing residential buildings.

To ensure any future re-development of the petrol station and adjoining sites on the Dublin Road is sensitive in scale to the surrounding buildings.

To expand the role of County Hall as a civic amenity for Kilkenny through the creation of a new park and investigate the creation of a new urban square to Johns Street, in accordance with the Kilkenny City Centre Local Area Plan.

To protect residential uses along Maudlin Street.

To protect the setting of St. John’s Place, including their front gardens and railings, and to facilitate the restoration of these houses.

To consider the balance of uses on John Street when dealing with change of use planning applications.

Patrick Street Architectural Conservation Area

To enhance the character of Ormonde Road and College Road as an approach to the city centre.

To protect important protected structure such as St. Patrick’s Church, St. Kieran’s College, the former Presbyterian Church, the City Vocational School and Talbots Castle.

To ensure any future developments along Jacob Street adhere to a formal building line and are predominantly residential in nature.

To protect the visual relationship between Butler House, the Design Centre and Kilkenny Castle.

To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).

To avoid backland development which would impact negatively on the character of the area.

Michael Street/Wolfe Tone Street Architectural Conservation Area

To protect and enhance existing residential uses and to avoid change of use of habitable dwellings to commercial purposes. Bed and Breakfast developments will be considered on their own merits.

To avoid the demolition of existing habitable dwellings, and promote restoration of derelict buildings.

To protect the amenity along the River Nore as an environmental, recreational and residential area.

To ensure a high standard of architectural design to any development to the rear of Michael Street and Wolfe Tone Street, and ensure it is sensitive in scale and materials to the existing area.

To protect the setting of dwellings at Johns Quay Terrace, including retention of all front railings and gardens.

Any proposals for new development along the River should be of a contemporary design and address its waterfront location.

St. Mary’s Architectural Conservation Area

To protect and enhance the setting of St. Mary’s Cathedral.

To protect the residential character, setting and appearance of dwellings on Parnell Street, James’ Green, Kickham Street, Dominick Street, Stephens Street, Rothe Terrace and the Kennyswell Road.

To protect Kenny's Well and its setting and adjacent open space along the Breagagh River.

To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).

To protect the visual amenity of the Breagagh River, and ensure that any future developments adjacent to it address its riverside location.

Lacken Conservation Area

To protect the character of the area, in particular the setting of substantial houses in their own grounds which contain mature trees.

To protect the industrial archaeology of the Lacken Corn Mill and its setting on the banks of the River Nore, adjacent to the Dublin Road.

Talbotsinch Conservation Area

To protect the character of Talbotsinch Village as a model Village.

To protect and enhance the architectural features of the buildings.
• To protect and enhance the grouping of buildings and their setting.
To require an appropriate assessment of the potential impacts of proposals to floodlight buildings and structures.
To ensure the protection of the special character and setting of protected structures and of an ACA when considering proposals for floodlighting.
To ensure the avoidance of the spillage of potential obtrusive light to adjacent areas and to avoid unnecessary over lighting.
To provide guidance to developers and others in relation to floodlighting
To preserve historic place names and historic street names.
To encourage the use of bi-lingual and Irish Language place names and signs.
To place a condition on grants of planning permission requiring the agreement of place names between the developer and the Planning Authority.
Action: To provide guidance to developers and others in relation to naming of new developments

To prepare and implement, in partnership with the Kilkenny Heritage Forum and relevant stakeholders, a County Heritage Plan and County Biodiversity Action Plan.
To support and facilitate the Kilkenny Heritage Forum
To continue and to develop the Council’s advisory/educational role with regard to Heritage matters through the Heritage Plan and to promote awareness and understanding of and access where appropriate to heritage.
To protect, enhance, improve, extend and where appropriate create new public/civic spaces throughout the city.
To maintain important historic details within the civic spaces such as historic paving, cobblestones, post boxes, spur stones etc.
To reduce the impact of traffic congestion in the historic centre by traffic calming measures, more efficient signage and pedestrianisation.
To conserve and enhance biodiversity in new and existing civic spaces.
To ensure the avoidance of visual clutter when introducing street signage and new street furniture.
To protect views and prospects identified on Map 7.1 by requiring new development or extensions to existing development to be designed and located so as to minimise the interruption of these views.
To encourage street layouts in newly developed areas which create new vistas to existing and new landmarks, in particular within the Western Environs and the Loughmacask Local Area Plan lands.
It is the intention of Kilkenny Borough Council and Kilkenny County Council to work closely with the “Keep Kilkenny Beautiful” Committee and other relevant organisations, community groups, business and private interests to maintain the traditional high standards in this regard.
Protect and enhance archaeological sites, monuments (including their setting), underwater archaeology, including those that are listed in the Record of Monuments and Places, and in the Urban Archaeological Survey of County Kilkenny or newly discovered sub-surface archaeological remains.
To ensure the preservation in-situ, or preservation by record of:
The archaeological monuments included in the record of monuments and places as established under section 12 of the National monuments (Amendment Act, 1994
Any other sites and features of historical or archaeological interest.
Any subsurface archaeological features that may be discovered during the course of infrastructural/development works.
Provide guidance to developers and property owners regarding the archaeological implications of a proposed development.
Promote pre-planning consultations in relation to the archaeological heritage with the planning authority and with the Department of the Environment, Heritage and Local Government in its capacity of being charged with the implementation of the National Monuments Acts.
To require an appropriate archaeological assessment to be carried out in respect of any proposed development likely to have an impact on a Recorded Monument, a Zone of Archaeological Potential, or their settings.
To ensure the protection of archaeological material in situ by ensuring that only minimal impact on archaeological layers is allowed.
To require that sites of archaeological interest shall be subject to archaeological investigations and recording according to best practice, in advance of redevelopment where preservation in situ is not feasible.

To encourage the dissemination of the results of archaeological excavation in a timely and appropriate manner.

To acknowledge the importance of underwater archaeology by requiring that any proposed developments that may have implications for the underwater heritage shall be subject to an underwater archaeological assessment in advance of works.

Facilitate and where feasible create public rights of way to sites of archaeological and historical interest and to National Monuments in state and Local Authority ownership in the city. The Council will also seek the preservation, maintenance and improvement of all existing right of ways to such areas where appropriate.

To assist in the implementation of the conservation plans for the City Walls, Rothe House and St Mary's Church and Graveyard.

Conserve and protect historic graveyards and churches within Kilkenny and to encourage their maintenance in accordance with conservation principles and as resources allow.

To continue to support and assist communities in the care and conservation of historic graveyards through its Historic Graveyards Grants Scheme.

To preserve, protect and where necessary enhance, significant heritage objects such as mass rocks and/or other significant cultural features, that form part of the cultural heritage of the City and Environs.

To ensure the protection of the architectural heritage of Kilkenny City & Environs by including all structures considered to be of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest in the Record of Protected Structures.

To have regard to the Architectural Heritage Protection Guidelines issued by the Department of the Environment Heritage and Local Government in 2004 when assessing proposals for development affecting a protected structure.

To promote principles of best practice in conservation in terms of use of appropriate materials and repair techniques through the administration of the Conservation Grants Scheme funded by The Department of the Environment Heritage and Local Government.

To ensure the protection of the architectural heritage through promoting the importance of regular maintenance of structures contained within the Record of Protected Structures.

To provide assistance to owners of protected structures in undertaking essential repairs and maintenance by the provision of relevant information.

To promote by example the principles of best practice in conservation of the built heritage through the custodianship of Protected Structures in the Council’s ownership/care.

To encourage the sympathetic retention, reuse and rehabilitation of Protected Structures and their setting.

To protect elements of designed landscapes of special interest located within the attendant grounds of Protected Structures, including boundary features.

To require an architectural impact assessment/conservation method statement for developments within the grounds of country house estates which are Protected Structures.

To respond to the Ministerial recommendation to include in the Record of Protected Structures, structures which have been identified as being of Regional, National or International significance in the National Inventory of Architectural Heritage survey of the city and county published in 2006.

To carry out a review of the Record of Protected Structures for the functional area of Kilkenny City and Environs.

To apply the conservation principles and guidelines in practice as set out in the ICOMOS Charter on the Built Vernacular Heritage (Mexico 1999) when considering proposals to adapt vernacular buildings to meet contemporary living standards and needs.

To promote the retention and re-use of the vernacular built heritage through increasing public awareness of its potential for re-use and its adaptability to change.

To respond to the Ministerial recommendation for addition to the RPS of all vernacular structures of Regional rating and above included in the National Inventory of Architectural Heritage for County Kilkenny.

To ensure the preservation of the special character of each ACA particularly with regard to building scale, proportions, historical plot sizes, building lines, height, general land use, building materials, historic street furniture and paving.
To have regard to the Architectural Heritage Protection Guidelines, 2004 issued by the Department of the Environment, Heritage and Local Government when assessing proposals for development affecting an ACA.

To consider the designation of Architectural Conservation Areas where appropriate and provide a local policy framework for the preservation of the character of these areas.

To ensure the retention, repair rather than replacement, and the regular maintenance of original/early features in buildings which contribute to the character of an ACA, such as, chimney stacks, roof coverings, roof profiles, external wall treatments, doors and windows, shop fronts and pub fronts and to ensure the use of appropriate materials and repair techniques when repairs are being carried out.

To ensure that inappropriate materials such as windows, doors and fascias constructed in aluminium or uPVC are not introduced to buildings within an ACA.

To encourage high quality, contemporary design and materials where appropriate when new buildings are being introduced into an ACA and the retention of the historic scale and plot size.

To ensure the preservation of the special character of an ACA when assessing proposals for advertising.

To retain historic items of street furniture where they contribute to the character of the ACA and to protect historic items of street furniture and roadside items as appropriate.

To ensure the conservation of all historic shopfronts and pub fronts. Where replacement is necessary, to encourage the introduction of shop fronts and pub fronts of contemporary high quality design and materials into the ACA.

To seek the retention of mature trees/significant planting (those in good condition) which contribute to the character of each ACA where appropriate.

See also policies which are applicable to all ACAs listed above.

To limit large scale developments within the historic centre which may necessitate the assimilation of smaller historic building plots.

To encourage the renovation and re-use of any vacant or derelict buildings.

To retain the medieval street pattern.

To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).

To protect the tight urban grain and rhythm of existing streetscapes.

To encourage well presented ground floor spaces and facades and to avoid pastiche shop fronts and pub fronts.

To control the size, number and composition of advertisements on facades to prevent visual clutter in the main streets.

To control lighting and the colour of lighting on the external façade of buildings.

To promote timber painted signage and to prevent plastic and neon signs.

To facilitate the removal of overhead cables throughout the ACA.

To support the implementation of the St. Mary's Church and Graveyard Conservation Plan.

To support the implementation of the Rothe House Conservation Plan.

To support the implementation of the Kilkenny City Walls Conservation Plan.

To improve the visual appearance of the car parking area at the Market yard, and ensure a high standard of architectural design for any development at Bateman Quay.

To ensure pedestrian permeability is paramount in any future re-development of Bateman Quay.

To ensure a high standard of paving and street furniture on High Street and St. Kieran Street following pedestrianisation.

See also policies which are applicable to all ACAs listed above.

To protect the historic and architectural character of the Castle and its unique setting.

To enhance and reinstate the character of The Parade as an important historic civic space by implementing appropriate design and uses, an objective of the City Centre Local Area Plan.

To protect the natural amenity of the Castle Park as an important recreational area and wildlife habitat.

To protect the structures of Ormonde Mill and its setting on the bank of the River Nore.

To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).

To protect the special low-density residential character of the Castle Gardens residential area.

To ensure appropriate uses for the buildings on The Parade, which will not detract from the civic character of the area.

See also policies which are applicable to all ACAs listed above.
To protect the historic and architectural character of St. Canice’s Cathedral and its unique setting.
To protect the grouping of the Cathedral, Library, Deanery and other adjacent buildings.
To respect and retain established building lines.
To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
To enhance the character of Vicar Street and Troy’s Lane.
To seek the conservation of St. Francis Abbey and its setting.
To ensure that any development occurring along the River Nore will be sensitive in its design and mindful of its proximity to the river.
To facilitate the upgrading and visual improvement of the Classic Furniture site on Green Street.
To facilitate the restoration of the Brian Stone building located on Green Street.
To protect the character and setting of the residential terraces of Thomas Square and Troys Gate.
Any new roads in this area should be designed in a manner so as not to detract from the special character of the area, and should be sensitive to the existing scale of development within the area.
See also policies which are applicable to all ACAs listed above.
To control the size, number and composition of advertisements on facades to prevent visual clutter in the main streets.
To control lighting and the colour of lighting on the external façade of buildings.
To promote timber painted signage and to prevent plastic and neon signs.
To reduce advertisement on facades.
To encourage the renovation and re-use of any vacant or derelict buildings.
To protect historic plot sizes along Johns Street Upper and Lower and to avoid the amalgamation of sites for new buildings.
To avoid pastiche shopfronts and pubfronts.
To facilitate the removal of overhead cables throughout the ACA.
To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
To protect St. John’s Church and its setting.
To ensure that any new developments to the south of Maudlin Street are sensitive in scale to the existing residential buildings.
To ensure any future re-development of the petrol station and adjoining sites on the Dublin Road is sensitive in scale to the surrounding buildings.
To expand the role of County Hall as a civic amenity for Kilkenny through the creation of a new park and investigate the creation of a new urban square to Johns Street, in accordance with the Kilkenny City Centre Local Area Plan.
To protect residential uses along Maudlin Street.
To protect the setting of St. John’s Place, including their front gardens and railings, and to facilitate the restoration of these houses.
To consider the balance of uses on John Street when dealing with change of use planning applications. See also policies which are applicable to all ACAs listed above.
To enhance the character of Ormonde Road and College Road as an approach to the city centre.
To protect important protected structure such as St. Patrick’s Church, St. Kieran’s College, the former Presbyterian Church, the City Vocational School and Talbots Castle.
To ensure any future developments along Jacob Street adhere to a formal building line and are predominantly residential in nature.
To protect the visual relationship between Butler House, the Design Centre and Kilkenny Castle.
To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).
To avoid backland development which would impact negatively on the character of the area. See also policies which are applicable to all ACAs listed above.
To protect and enhance existing residential uses and to avoid change of use of habitable dwellings to commercial purposes. Bed and Breakfast developments will be considered on their own merits.
To avoid the demolition of existing habitable dwellings, and promote restoration of derelict buildings.
To protect the amenity along the River Nore as an environmental, recreational and residential area.
To ensure a high standard of architectural design to any development to the rear of Michael Street and Wolfe Tone Street, and ensure it is sensitive in scale and materials to the existing area.
To protect the setting of dwellings at Johns Quay Terrace, including retention of all front railings and gardens.

Any proposals for new development along the River should be of a contemporary design and address its waterfront location.

See also policies which are applicable to all ACAs listed above.

To protect and enhance the setting of St. Mary’s Cathedral.

To protect the residential character, setting and appearance of dwellings on Parnell Street, James’ Green, Kickham Street, Dominick Street, Stephens Street, Rothe Terrace and the Kennyswell Road.

To protect Kenny’s Well and its setting and adjacent open space along the Breagagh River.

To protect and retain the historic integrity of the city walls, in accordance with the Kilkenny City Walls Conservation Plan (Heritage Council, 2005).

To protect the visual amenity of the Breagagh River, and ensure that any future developments adjacent to it address its riverside location.

See also policies which are applicable to all ACAs listed above.

To protect the character of the area, in particular the setting of substantial houses in their own grounds which contain mature trees.

To protect the industrial archaeology of the Lacken Corn Mill and its setting on the banks of the River Nore, adjacent to the Dublin Road.

See also policies which are applicable to all ACAs listed above.

To protect the character of Talbotsinch Village as a model Village.

To protect and enhance the architectural features of the buildings.

To protect and enhance the grouping of buildings and their setting.

To review the boundaries of the Talbotsinch ACA during the lifetime of the plan.

To require an appropriate assessment of the potential impacts of proposals to floodlight buildings and structures.

To ensure the protection of the special character and setting of protected structures and of an ACA when considering proposals for floodlighting.

To ensure the avoidance of the spillage of potential obtrusive light to adjacent areas and to avoid unnecessary over lighting.

To provide guidance to developers and others in relation to floodlighting.

To preserve historic place names and historic street names.

To ensure that the names of all new developments shall reflect local historical, heritage or cultural associations.

To encourage the use of bi-lingual and Irish-Language place names and signs.

To place a condition on grants of planning permission requiring the agreement of place names between the developer and the Planning Authority.

To provide guidance to developers and others in relation to naming of new developments.

To protect, conserve and enhance Kilkenny’s natural heritage and biodiversity.

To protect natural heritage sites designated in National and European legislation. This includes sites proposed to be designated or designated as Special Areas of Conservation (SAC), Natural Heritage Areas (NHA), Nature Reserves and Wildfowl Sanctuaries. This protection will extend to any additions or alterations to sites that may arise during the lifetime of this plan.

To assess all proposed developments (individually or in combination with other proposals, as appropriate) which are likely to impact on designated natural heritage sites or those sites proposed to be designated.

To consult 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.

To ensure that any development in or near a designated natural heritage site will avoid any significant adverse impact on the features for which the site has been designated.

To require 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.

To provide Supplementary Planning Guidance, in relation to conserving and enhancing biodiversity in the context of development.

To protect and, where possible, enhance to the plant and animal species and their habitats that have been identified under EU Habitats Directive, EU Birds Directive, the Wildlife Act and the Flora Protection Order.

Ensure that development does not have a significant adverse impact on plant animal or bird species protected by national or European legislation.
Consult with the National Parks and Wildlife Service, and take account of any licensing requirements, when undertaking, or approving development which is likely to affect plant, animal or bird species protected by national or European legislation.

Identify, in co-operation with the relevant statutory authorities and other relevant groups, sites of local nature conservation interest, not otherwise protected by legislation.

To protect and enhance wildlife habitats and landscape features which form part of habitat networks, such as river corridors and associated habitats.

To ensure that any development in or near sites of local conservation interest will minimise any significant adverse impact on the features for which the site has been designated.

Minimise the loss of habitats and features of the wider countryside (hedgerows, ponds, streams, wetlands, trees etc) through the planning process, which are not within designated sites.

Where the loss of habitats and features of the wider countryside is unavoidable as part of a development, to ensure that appropriate mitigation and/or compensatory measures are put in place, to conserve and enhance biodiversity and landscape character.

Prepare a County Bio-Diversity Plan, in accordance with the National Bio-diversity Plan (2002), and to liaise with all relevant agencies and community groups in its preparation and implementation.

Integrate bio-diversity considerations into Council plans, programmes and activities.

Discourage development that would lead to a loss of, or cause damage to, the character, the principal components of, or the setting gardens designed landscapes of special historic interest.

Preserve, protect and where necessary enhance, heritage varieties of plants and trees that form part of the local/regional biodiversity resource, and that contribute to local identity.

To continue to assist in the implementation and management of the re-creation of the medieval garden at Rothe House, as part of the Rothe House Conservation Plan.

Protect and enhance the natural heritage and landscape character of waterway corridors and wetlands and to maintain them free from inappropriate development.

In partnership with the National Parks and Wildlife Service, Waterways Ireland and other relevant stakeholders to facilitate public access to, and understanding of, waterways corridors and wetlands where feasible and appropriate.

Protect items of architectural heritage and industrial archaeological interest associated with waterways corridors.

To consult with the Southern Regional Fisheries Board and the National Parks and Wildlife Service prior to undertaking, approving or authorising any works or development which may have an impact on rivers, streams and waterways.

Maintain, and where necessary facilitate, the enhancement of the conservation values of those features or areas of county geological and or geomorphological importance.

Protect from inappropriate development, County Geological Sites, or parts thereof, and geological Natural Heritage Areas that become designated during the lifetime of this plan.

To consult with the Geological Survey of Ireland when assessing developments which are likely to impact on County Geological Sites, or geological Natural Heritage Areas which may be designated during the lifetime of this plan.

To assess all proposed developments with respect to geology (individually or in combination with other proposals, as appropriate) which are likely to impact on County Geological Sites, or geological Natural Heritage Areas that become designated during the lifetime of this plan.

Ensure that any development in or near County Geological Sites will avoid any significant adverse impact on the features for which the site is considered important.

To consult with the Geological Survey of Ireland in advance of any proposals for major developments that will entail significant ground excavation, such as quarrying, road cuttings, major drainage works and foundations for major buildings/building complexes.

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

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

To conserve important trees, groups of trees or woodlands, using Tree Preservation Orders, as appropriate.

In partnership with the Forest Service, to provide guidance to developers and others on requirements and procedures in relation to tree felling.
Have regard to sites of significance identified in the Kilkenny Woodland Survey 1997 in the assessment of planning applications.

Have regard to, and seek the conservation of, the trees of County Kilkenny identified in the Tree Register of Ireland.

Support the provisions of Wildlife (Amendment) Act 2000, which seeks to prohibit the cutting of hedges within the bird nesting period (1st March until September 1st).

Seek the retention of hedgerows, and other distinctive boundary treatment such as stone walls, when undertaking, authorising or approving development.

Where the loss of hedgerows is unavoidable, for health and safety reasons, as part of a development, to ensure that a new hedgerow is planted using native species, and species of local provenance, as appropriate.

Discourage the felling of mature trees to facilitate development and encourage tree surgery rather than felling, where possible.

Ensure that new development incorporates the planting of native broadleaved species, and species of local provenance, as appropriate.

Seek, where appropriate and feasible, the extension of existing woodlands and/or creation of new woodlands, based on planned planting and management schemes, and favouring the use of native species.

The Councils will promote the planting of native tree and shrub species, by committing to using native species (of local provenance wherever possible) in its landscaping work and on Council property.

Seek the conservation of trees of cultural importance e.g mass bushes, rag bushes and other trees marking areas of cultural significance

To carry out surveys of significant trees and hedgerows in the county during the lifetime of this plan, as appropriate and feasible.

Investigate the possibility of updating the Woodland Survey of Kilkenny, in partnership with relevant stakeholders.

**Likely to Improve status of SEO B1 B2 B3 HH1 W1 W2 M1 CH1 CH2 L1**

Chapter 8: Infrastructure and Environment

8.2 Roads (D17)

8.2.1 Road Objectives

- To provide a link road from the roundabout at Springhill on the N9 to the Outrath road.

  *Uncertain interaction with status of SEOs*

- To provide a second entrance to the Hebron Industrial estate from the Hebron Road.

  *Uncertain interaction with status of SEOs*

- To improve, in accordance with best design standards and in accordance with proper planning, the connectivity between the existing N10 National Primary Route and the proposed N9 link. The location of connection to be decided following full spatial planning, technical and economic evaluation and in consultation with the National Roads Authority.

  *Uncertain interaction with status of SEOs*

8.2.2 Traffic Management and Gateways

Action

To complete a mobility and traffic management plan dealing with issues such as modal shift accessibility.

**Likely to Improve status of SEO A1**

8.2.3 Pedestrian/ Cycle Movement

Policy

To improve facilities for pedestrians and access facilities for people with special mobility needs in line with the aims of the European Charter of Pedestrian Rights.

**Likely to Improve status of SEO A1 and HH1**
8.3.4.1 Alternative Energy Systems (D153)

**Policy**
- Encourage ‘A’ energy ratings for all new dwellings and non residential buildings, in conjunction with the Carlow - Kilkenny Energy Agency and Sustainable Energy Ireland.

**No Likely interaction with status of SEOs**
- Require that as part of any planning application, applicants demonstrate compliance with Part L of the Building Regulations in relation to the CO2 emission rate (CDER)

8.5.1.1 Water Quality

**Policy**
- To jointly with the other participating local authorities and the relevant Public Authorities, participate in and co-operate with the South Eastern River Basin District Management Project

**No Likely interaction with status of SEOs**
- To implement the South Eastern River Basin District Management Plan
  **Likely to Improve status of SEOs B1, B2, B3, HH1, W1, W2, and M1**
- To increase public awareness of water quality issues and the measures required to protect and improve the quality of all waters
  **Likely to Improve status of SEOs B1, B2, B3, HH1, W1, W2, and M1**
- To take account of the findings of the National Programs of Measures Studies being developed for the River Basin Management Plans
  **Likely to Improve status of SEOs B1, B2, B3, HH1, W1, W2, and M1**

Chapter 9: Location and Pattern of Development

9.2.1 Phasing of Development

**Policy**

*Public House and Entertainment Use*

To control the location, size and activities of entertainment uses that are likely to attract significant numbers of people in particular public houses with large floor areas with or without other entertainment and night clubs, in order to safeguard the general amenity, environmental quality, residential amenity, character and function of the area. In applications for such developments the onus will be on the applicant to demonstrate that the proposed new entertainment use, or extension to existing use or variation in opening hours would not cause harm to general amenity, environmental quality, residential amenity or the established character and function of the area. Section 3 of the City Centre Local Area Plan contains urban design frameworks for 11 identified sites within the plan area. There are broad urban design objectives for each site along with illustrations of indicative layouts for each site. These illustrations are intended to be indicative only and the final proposals for each site will be dependant on a detailed design exercise for each site.

**Likely to Improve status of SEOs CH2**
2.2 Proposed Amendments to Zoning Map

There are 18 proposed amendments to the Zoning Map of the Draft Plan. The locations of these changes are identified on Table 2.1 below and indicated on Figure 1 overleaf by the red circles.

<table>
<thead>
<tr>
<th>Ref.</th>
<th>Description of Proposed Amendment</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Zone land from agriculture to general business</td>
</tr>
<tr>
<td>B</td>
<td>Zone from community facilities to general business</td>
</tr>
<tr>
<td>C</td>
<td>Zone from open space to Residential (to take account of Loughmacask LAP)</td>
</tr>
<tr>
<td>D</td>
<td>Zone 10 acres from agriculture to Residential</td>
</tr>
<tr>
<td>E</td>
<td>Zone additional area for Neighbourhood/Village Centre to take account of Loughmacask LAP</td>
</tr>
<tr>
<td>F</td>
<td>Amend open space and residential zoning to take account of Loughmacask LAP</td>
</tr>
<tr>
<td>G</td>
<td>Amend open space zoning at Newpark Hotel</td>
</tr>
<tr>
<td>H</td>
<td>Amend general business zoning on the Johnswell road.</td>
</tr>
<tr>
<td>I</td>
<td>Amend open space and business park zoning at Johnswell Road/Ring road</td>
</tr>
<tr>
<td>J</td>
<td>Amend industrial warehouse zoning to mixed use zoning at Leinster Stone at Hebron Industrial estate.</td>
</tr>
<tr>
<td>K</td>
<td>Amend zoning at Lacken House from residential to general business.</td>
</tr>
<tr>
<td>L</td>
<td>Amend zoning at Leggettsrath to take account of diverted Railway line.</td>
</tr>
<tr>
<td>M</td>
<td>Amend zoning from industrial/warehousing to Industrial Technology Park at Leggettsrath.</td>
</tr>
<tr>
<td>N</td>
<td>Amend zoning at Leggettsrath to include an additional 138 acres of business park zoning at Leggettsrath and change existing industrial/ warehousing west of the Pococke river to business park zoning.</td>
</tr>
<tr>
<td>O</td>
<td>Amend zoning from open space/recreation to residential</td>
</tr>
<tr>
<td>P</td>
<td>Amend zoning from Industrial/Warehousing to Business Park</td>
</tr>
<tr>
<td>Q</td>
<td>Add 25 acres of Industrial/Warehouse zoning at Bohernatounish Road</td>
</tr>
<tr>
<td>R</td>
<td>Amend zoning of existing house at Waterbarrack from community to residential</td>
</tr>
</tbody>
</table>

Table 2.1 Proposed Zoning Changes to Draft Kilkenny & Environs Draft Development Plan 2008 - 2014 Map

These changes are generally relatively minor in extent and would be unlikely to significantly adversely impact upon the local environment once the mitigation measures outlined in the environmental report and other measures integrated into the Draft Plan are complied with. The changes are evaluated as follows:

*Potential Conflict with status of SEOs B1, B2, B3, HH1, CH1, CH2, M1, W1, W2, A1 and L1 - likely to be mitigated*

With the proposed amendments included, the Draft Plan still strongly corresponds to Scenario 1 - Most Compact - which was evaluated in the SEA Environmental Report as being the most environmentally sustainable alternative for the Plan to follow.

**Note:**

The site of the most eastern and largest proposed amendment contains a cSAC and is covered by grass and contains a number of non-designated trees and hedgerows. Development of this greenfield site would be likely to result in the replacement of semi-natural habitats with artificial surfaces. Such development would be likely to result in both biodiversity loss and a reduction in ecological connectivity. Adverse impacts on the cSAC would however be avoided through compliance with the mitigation measures outlined in the environmental report and other measures integrated into the Draft Plan.

In addition, archaeological and architectural heritage - the site contains an entry to the Record of Monuments and Places and an entry to the Record of Protected Structures- and the landscape - the lands are currently used for agriculture and are visible from surrounding roads - could be conflicted with if development under the proposed amendment was unmitigated.
Figure 1: Proposed Amendments