

Kilkenny City and County Development Plan 2021-2027

Adopted Variation no. 2 Small Towns and Villages/Rural Nodes

Planning Department
Kilkenny County Council

October 2024

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1 Introduction

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), notice is hereby given that Kilkenny County Council varied the Kilkenny City and County Development Plan 2021 on the 21st October 2024.

The purpose of the Variation is to clarify the settlement hierarchy in relation to small settlements in the City and County Development Plan 2021 (CCDP). Specifically, the changes are as follows:

- to change the terms ‘Rural Towns and Villages’, and ‘Smaller towns and villages’, to ‘Small towns and villages’
- to remove the term ‘Rural Node’
- to include villages previously designated as ‘Rural Nodes’ as ‘Small towns and villages without settlement boundaries’ in the settlement hierarchy

These changes primarily affect Chapter 4 Core Strategy, however the changes will be made wherever the terms appear throughout the CCDP. The Variation is outlined below and should be read in conjunction with the Kilkenny City and County Development Plan 2021.

The changes appear as follows:

Deletions in ~~striketrough~~

Insertions in *red italics*

Volume 1 County

Chapter 3 Demographic and Socio-Economic Trends

3.9 Key Strategic Issues for this Plan

Bullet Point no. 7 "~~smaller~~" changed to "*the small*"

Chapter 4 Core Strategy

4.3 Settlement Hierarchy

Table 4.3: County Settlement Hierarchy in accordance with NPF and RSES

Table 4.3: County Settlement Hierarchy in accordance with NPF and RSES	
Type of Urban Centre	Town/Centre
Significant Key Town	Kilkenny City
Waterford Metropolitan Area (Metropolitan Area Strategic Plan)	Waterford (Ferrybank/Belview in Co. Kilkenny)
Towns > 1,500 in population	Callan, Castlecomer, Graiguenamanagh/Tinnahinch, Thomastown, Rosbercon (Environs of New Ross in Co. Kilkenny)
Rural Towns and villages (22) <i>Small towns and villages</i>	Ballyhale*, Ballyragget*, Bennettsbridge*, Clogh-Chatsworth*, Fiddown*, Freshford*, Goresbridge*, Gowran*, Inistioge*, Johnstown*, Kells*, Kilmacow*, Kilmoganny*, Knocktopher*,

	<p>Moneenroe*, Mooncoin*, Mullinavat*, Paulstown*, Piltown*, Slieverue*, Stoneyford*, Urlingford*</p> <p><i>Ballyfoyle, Castlewarren, Coan, Carrigeen, Clara, Crosspatrick, Cuffesgrange, Danesfort, Dunamaggin, Dungarvan, Galmoy, Gathabawn, Glenmore, Hugginstown, Johnswell, Kilmanagh, Lisdowney, Listerlin, Newmarket, Owing, The Rower, Skeoghvasteen, Tullaroan Tullogher, Windgap.</i></p>
<p>Rural Nodes and the wider rural area</p> <p>Wider Rural Area</p>	<p>Ballycallan, Ballyfoyle, Byrnesgrove, Bigwood, Castlewarren, Coan, Carrigeen, Clara, Connahy, Crosspatrick, Coolroebeeg, Clogherinka, Cuffesgrange, Danesfort, Dunamaggin, Dungarvan, Ennisnag, Galmoy, Glenmore Hugginstown, Johnswell, Kilmanagh Lisdowney, Listerlin, Newmarket, Newtown, Owing, The Rower, Skehana, Skeoghvasteen, Threecastles, Tullaroan Tullogher, Templeorum, Windgap, Gathabawn. All other areas of the County not listed above.</p>

* Denotes Small Towns and Villages that meet the NPF/CSO definition of a settlement, and accordingly have been given a settlement boundary¹.

Footnote 1: the County Development Plan follows the settlement hierarchy set out in the NPF (see page 58 of NPF). The CSO list on their website lists all settlements that meet NPF/CDO definition (see: <https://data.cso.ie> using F1015 in the search function). The towns and villages denoted with a settlement boundary are derived from the CSO settlement list.

4.6 Smaller Towns and Villages

Change the title from "Smaller Towns and villages" to "*Small towns and villages.*"

The smaller towns and villages...

Delete in paragraph 2 as follows;

~~"In the 2014 – 2020 Plan 14 such settlements were identified. For this current Plan a total of 22 smaller settlements have been identified"~~

In the second sentence of paragraph two, change "smaller" to "*small*"

In order to offer an effective alternative to the provision of single houses in surrounding unserved rural areas, proposals for developments with densities of 15-20 units per hectare¹ will be considered in smaller towns and villages where social services such as a school, church, pub etc. are available and engineering services are either available or can be provided by the relevant agencies within the lifetime of the plan.

In the last sentence of the third paragraph:

Housing development within the development boundary of the *those* small towns and villages *with a settlement boundary* (See Figures 4.4 to 4.25), ~~included~~ *denoted* in Table 4.3 County Settlement Hierarchy, will not be subject to the rural housing policy as outlined in Section 7.8 Rural Settlement Strategy.

The scale and density of development in these settlements *small towns and villages with a settlement boundary* will depend on a number of factors including:

¹ See Development Plan Errata page, last updated 11th August 2022

- Availability of infrastructure including appropriate social, waste water treatment facilities and water supply,
- Contribution to the enhancement of the village form by reinforcing the street pattern or assisting in the redevelopment of backlands,
- Contribution to the protection of the architectural and environmental qualities of the village,
- Capacity of the existing services in the village to accommodate the proposed development.

Future growth in ~~these~~ **all** the smaller towns and villages listed in Table 4.3 will be incremental, small in scale and appropriate to the size, scale and character of the village.

The Council will encourage development of economic activity, services and infrastructure provision in **all the smaller towns and villages of the county and allow for town **and village** renewal and serviced site housing provision in smaller towns and villages where services are available and/or planned, at a scale and character which is proportionate, in order to sustain and renew population and services in these areas.**

Settlement boundaries have been drawn up having regard to the following considerations:

- The need to provide a compact and accessible town **or village** in accordance with the principles of sustainable development,
- Its population at the time of the 2016 Census **and if the settlement was enumerated**
- The potential for lands to be at risk from flooding,
- The location and capacity of existing engineering (water and wastewater) infrastructure,
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth (schools, shop, church),
- The need to offer location choice and housing mix,
- The existing built environment and road infrastructure and local topography,
- Linkages (transport) to other larger settlements,
- Existing planning permissions.

~~The smaller settlements~~ **small towns and villages** are identified in Table 4.3 County Settlement Hierarchy.

~~Each of these settlements are subject to a map (See Figure 4.4 to 4.25), which depicts a settlement boundary. These settlement boundaries define an area within which development will be encouraged.~~ **The settlements enumerated in the 2016 Census are subject to a map (See Figs 4.4 to 4.25) which depicts a settlement boundary.** Proposed development in ~~these~~ **all the** settlements will however have to have regard to the availability of infrastructure capacity of each respective settlement over the lifetime of the Plan.

Accordingly, development proposals within the **small towns and villages** ~~boundary~~ will be considered on their merits against the policies and objectives contained in this core strategy and the Development Plan generally.

~~These settlements~~ **The small towns and villages** have been assigned proportionate growth targets for the purpose of this Core Strategy, using the CSO 2016 figures as a base.

The County's Rural Housing Policy will not apply on zoned lands within a Development plan or any

Local Area Plan. Similarly, the Rural Housing Policy will not apply to housing within any defined settlement boundary. Where a settlement does not have a statutory Local Area Plan or a settlement boundary in existence at the time of this development plan, then for development management purposes, ~~it will be considered as part of the County's rural area i.e.~~ the rural housing policy will apply.

In general, housing developments in and around the settlements without settlement boundaries will be subject to compliance with the rural housing policy, with the following exceptions. For multiple housing developments (2 or more houses in a cluster) 20% of the houses proposed can be made available for people who do not meet the requirements of the rural housing policy. For one-off houses or schemes where 20% cannot be reached in whole housing units nodes applicants will be required to satisfy the Council rural housing policy. Development will be limited to incremental local growth appropriate to their size and character.

4.6.1.1 Serviced sites

Delete "~~smaller towns and villages~~" and replace with "*small towns and villages.*"

4.7 Rural Nodes *Wider Rural Area*

Delete all text from section (except Objectives) and replace with:

Below the level of the small towns and villages in the settlement hierarchy is the wider rural area. Housing development in the wider rural area will be considered on their merits having regard to the rural housing policy set out in Section 7.8.1 to Section 7.8.7 in Chapter 7 on rural development.

Objectives

- 4L It is an objective of the Council to prepare design and best practice guidelines for the provision of cluster housing in the ~~small rural settlements and rural nodes~~ of the County.
- 4La To develop a set of criteria and a programme to carry out an analysis of the ~~Smaller Towns and Villages~~ (Tier 4) to consider:

4.8 Development Management Requirements

- For ~~smaller~~ towns and villages with settlement boundaries, individual serviced sites for individual houses and appropriately designed small housing schemes are promoted where social and engineering infrastructure are available.
- The Planning Authority may limit the extent of development on any one site within the designated ~~smaller~~ towns and villages in accordance with the overall water services capacity and the availability of land for development within the village
- For rural nodes *small towns and villages* where no settlement boundary is designated, individual housing sites or small clusters, sympathetic to the existing form, will be considered contiguous to the existing built up area so as to promote their contribution to place making and the strengthening of the settlement/village core.

4.11.1 Rural Housing

The Rural Housing Policy is contained in Chapter 7, Rural Development Strategy. The Rural Housing Policy complies with the requirements to designate two policy areas, being

- Areas under Urban Influence i.e. within commuter catchment of cities and large towns and centres of employment and elsewhere.
- Other Rural Areas i.e. areas where housing will be based on siting and design criteria for rural housing in statutory guidelines and plans, having regard to the viability of smaller towns and ~~rural settlements~~ *villages*

Table 4.6 Core Strategy 2016 – 2027

Table 4.6: Core Strategy 2016-2027					
(1)	Core Strategy population allocation 2016 – 2027 (2)	Household Demand NPF 50/50 (3)	Housing land requirement to 2027 (hectares) (4)	NPO 3C (5)	Zoning (Ha) (6)
County Kilkenny	11,842	4,649			
Kilkenny City	4,144	1,627 (35%)	46.48 ²	(30%) 13.9ha ³ inside CSO boundary and (70%) 32.5ha outside CSO boundary	18.6ha Abbey Quarter (30-35%) plus 25Ha mixed zoned outside CSO
Ferrybank/ Belview (Part of MASP)	2,320 ⁵	910 (19.5%)	26	(50%) 14ha inside CSO boundary and (50%) 14ha outside CSO boundary	28Ha
District Towns					
(a) Callan	441 ⁶	160 (3.4%)	8 Ha		7.65Ha
(b) Castlecomer	264	93 (2%)	4.65 Ha		5.5Ha
(c) Graigueanamanagh	278	100 (2.1%)	5 Ha		6Ha
(d) Thomastown	437 ⁷	159 (3.4%)	8 Ha		6.7Ha
					(Review land provision in LAPs to 2027) ⁸
Smaller Settlements Town and Villages with settlement boundaries*	1,284 ⁹	467 (10%)	128		
Remainder area** Rural Housing	3,542	1,133 (24.37%)	58 ¹⁰		
Total	11,842	4,649	284.13		119.69

² 1,627 households divided by 35units/ha = 46.48 ha.

³ The Council has established through its own research that there is more than sufficient capacity within the existing built up area to cater for this increase.

⁴ See Housing Strategy and Core Strategy Volume 2

⁵ Estimated based historical population distribution model in PLUTS 2004 2016- 2026. (subtract no. of units built in Ferrybank to 2021)

⁶ The figure for Callan is an increase of 150 persons to 2027 over and above the 2019 LAP following review under this Core strategy.

⁷ The figure for Thomastown includes an additional 150 persons to 2027 over and above the 2019 LAP.

⁸ To realign the timelines of the LAPs with the City and County Development plan 2021-2027 the housing land required in the District towns will be reviewed to 2027 in light of the new housing demand figures.

⁹ See housing strategy

¹⁰ 700 Households divided by 12 units/ha = 58 ha

**Remainder area to include smaller towns and villages *without settlement boundaries*, the environs of New Ross and the rural area of the county.

Chapter 5 Economic Development

5.6.4 Retail Hierarchy

Table 5.3 Retail hierarchy

Table 5.3 Retail Hierarchy	
Level/Retail Function	Centre
Level 1	Kilkenny City
Level 2 District Centre	Ferrybank District Centre
Level 3 District/sub county town	Callan Castlecomer Graiguenamanagh Thomastown
Level 4 Neighbourhood Centre	As designated for Kilkenny City & Environs (Newpark, Loughboy, Loughmacask, Western Environs) and Ferrybank/Belview area in the Environs of Waterford City (Ross Abbey)
Level 5 Small Town/village centre/Rural Area	Smaller towns and villages and nodes within the county. Small towns and villages within the County.

Table 5.4 Appropriate level of Retail development

Table 5.4 Summary of Appropriate Level of Retail Development			
Tier	Settlement Category	Settlement	Appropriate Level of Retail Development
1	Cities	None at present	Major retail destination within the County, offering a wide variety of convenience and comparison goods along with an extensive offer of retail, financial and business, leisure services including arts and cultural facilities. Provides a range independent and specialist shops.
2	Large towns	Kilkenny City	Key shopping destination offering a variety of convenience and comparison goods, along with a range of retail and leisure services and some financial and business services.
3	Smaller District towns and villages	Callan Castlecomer Graiguenamanagh	Local shopping destination serving the surrounding hinterland with a limited offer of convenience and comparison goods, and retail and leisure services.

		Thomastown	
4	Smaller settlements and rural areas	Various	Limited retail offer generally comprising a local convenience store, public house, fuel filling station and post office.

Chapter 6 Housing and Community

6.7 Residential Development (2nd Paragraph page 81).

In general, new residential development in smaller towns and villages will be required to take cognisance of the prevailing scale and pattern of development in the area and be of a design, layout, character and scale which fits well with the town or village involved and presents a high-quality living environment.

6.16.2 Nursing Homes

In rural areas it is preferable that nursing homes be located within the existing network of smaller towns and villages within the county to serve rural demand.

Chapter 7 Rural Development

7.8.1 Development Objectives for Rural settlement

Chapter 5 of the National Planning Framework (NPF) provides a comprehensive set of objectives to strengthen the rural fabric and support the communities living there; to plan for future growth and development, while addressing decline, and focusing on the potential for the renewal and development of smaller towns and villages.

7.8.2 Analysis of Rural Housing demand in the County.

3rd paragraph, first sentence

In accordance with National Policy Objective 19, the future focus will continue to be on the facilitation of single houses in the countryside, based on the core considerations of demonstrable economic or social need to live in a rural area and the siting and design criteria for rural housing, whilst having regard to the viability of the smaller towns and rural settlements.

7.8.4 Categories of Rural Compliance and Qualifying criteria:

Page 105, 5th paragraph,

The Planning Authority shall have regard to the viability of smaller towns and rural settlements in the implementation of the policy.

Other Rural Areas, Page 106

Areas classified as other rural areas comprise those areas not identified as under urban influence, where housing restrictions do not apply in the rural countryside subject to siting and design criteria as contained in statutory guidelines and plans, having regard to the viability of smaller towns and rural settlements.

Last paragraph, last sentence:

In both areas under Urban Influence and Other Rural Areas the Planning Authority shall have regard to the viability of smaller towns and ~~rural settlements~~ *villages* in the implementation of the rural housing policy.

Chapter 10 Infrastructure and Environment

10.4.1.2 Broadband

Second bullet point

At least 40Mbps, and in many cases much faster speeds, to at least a further 20% of the population and potentially as much as 35% around smaller towns and villages.

Chapter 12 Movement and Mobility

12.2 Significant Policy Documents and Guidance

First paragraph, second sentence

The transition to more sustainable modes of travel (walking, cycling, public transport) is promoted, particularly within smaller towns and villages and rural areas.

Volume 2 City

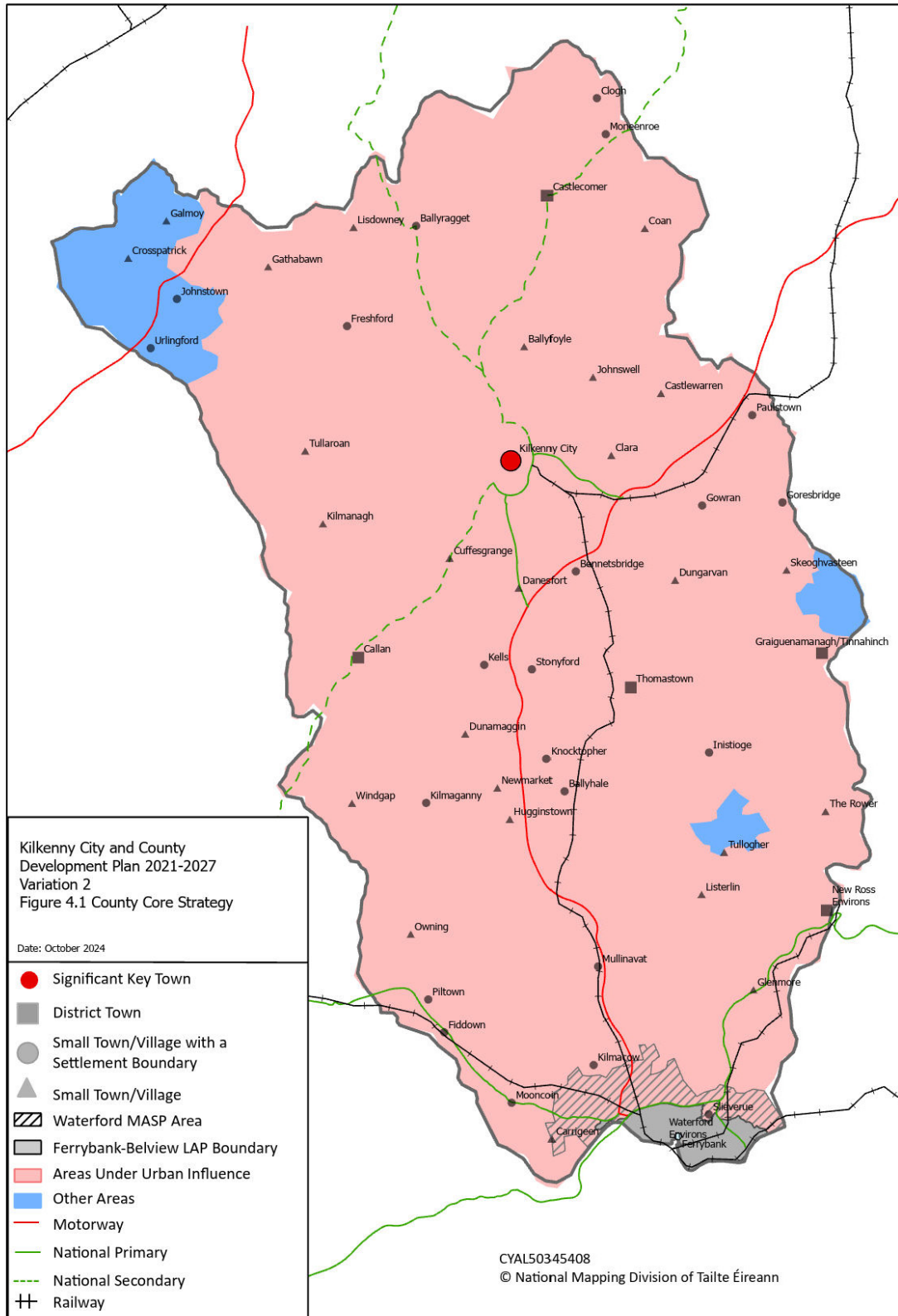
Chapter 3 Economic and Retail Strategy

3.4.1 Retail Hierarchy

Table 3.1 Retail Hierarchy	
Level/Retail Function	Centre
Level 1	Kilkenny City
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Map changes

Replace Figure 4.1 County Core Strategy to reflect Small towns and villages with settlement boundaries and Small towns and villages without settlement boundaries.



Replace Figure 7.1 Rural Housing Strategy to reflect Small towns and villages with settlement boundaries and Small towns and villages without settlement boundaries.

