



Kilkenny  
County Council



# CALLAN

## LOCAL AREA PLAN

2009 - 2015



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# 01

## Introduction

1.1.1 Callan is located to the south-west of Kilkenny City, within close proximity to Carrick on Suir, Clonmel and Waterford City. It enjoys good road connections to employment bases such as Kilkenny, Clonmel, Cork

and Dublin via the N76 and connectivity is likely to be further improved on completion of the nearby Knocktopher to Waterford section of the N9 by 2009. Callan had a population of 1,771 in the 2006 Census.



**FIGURE 1.1.**  
CALLAN LOCATION MAP

## 1.2 What is a Local Area Plan?

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

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

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

1.2.4 An Environmental Report in compliance with the European Union SEA Directive (2001/42/EC) and related government guidelines<sup>1</sup> was prepared and placed on public display with the draft Plan. The central purpose of this report is to provide information on any existing environmental problems in the town, to set out the likely significant effects of the plan on the environment and possible mitigation measures with a view to improving the environmental performance of the Plan.

## 1.3 Legal Status

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

## 1.4 Plan Implementation

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

## 1.5 Monitoring & Review

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

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









# 02

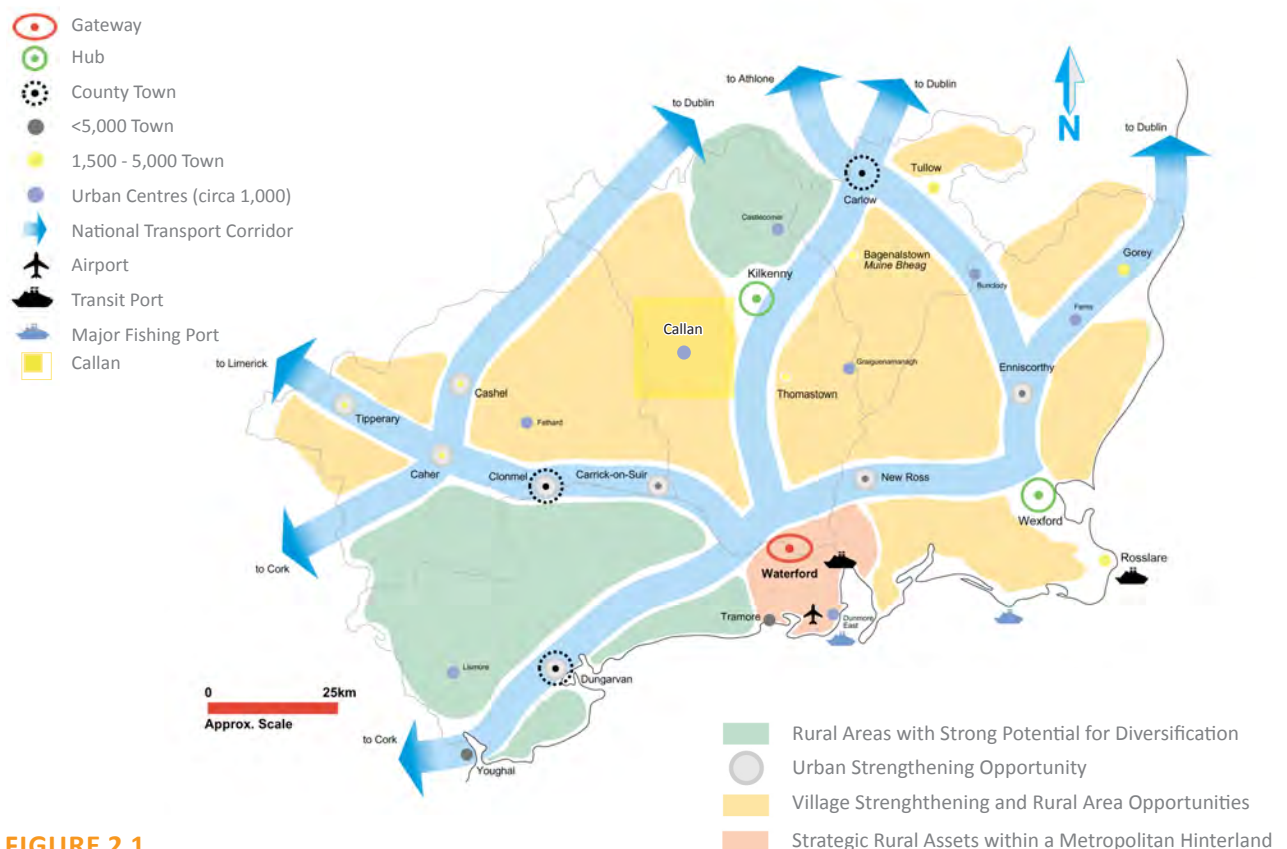
## Strategic Context

### 2.1 Introduction

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

### 2.2 National Spatial Strategy

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



**FIGURE 2.1.**  
NATIONAL SPATIAL STRATEGY



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

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

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

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



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

- Prioritise walking, cycling and public transport, and minimise the need to use cars;
- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and experience;
- Provide a good range of community and support facilities, where and when they are needed;
- Present an attractive and well maintained appearance, with a distinct sense of place and a quality public realm;
- Provide for areas that are easy to access and to find one's way around;
- Promote a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

2.3.3 The Guidelines clarify the role of local area plans with respect to addressing the following issues at the beginning of the plan making process:

- The amount and type of new housing required to meet the needs of the area;
- The need to adopt a sequential approach to the zoning of residential lands extending outwards from the centre of an urban area;
- The relationship and linkages between the areas to be redeveloped and the new areas including the availability of community facilities and social infrastructure;
- The need to create an overall urban design framework for redevelopment areas;
- The setting of appropriate density levels;
- Adapting to the impacts of climate change; and
- The avoidance of flood risk.

2.3.4 The Guidelines advise that development in small towns with a population ranging from 400 – 5,000 should be plan led and should contribute to the creation of a compact town or village with a view to increasing the levels of accessibility and making efficient use of investment over many years in services such as water, schools, shops, libraries, health centres, childcare facilities and other physical and social infrastructure. It is appropriate that the investment in such services is utilised properly through the prioritisation of development that either reuses brownfield development land such as central area sites and backlands or through the development of acceptable “greenfield” sites at suitable locations within the immediate environs of the small town or village concerned.

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

## 2.4 Retail Planning Guidelines

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

2.4.2 The local area plan should be in conformity with the five key objectives identified in the Guidelines:

- All development plans incorporate clear policies and proposals for retail development;
- To facilitate a competitive and healthy environment for the retail industry of the future;
- To promote forms of development which are easily accessible - particularly by public transport - in locations which encourages multi-purpose shopping, business and leisure trips on the same journey; and



- To support the continuing role of town and district centres.

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

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

2.5.1 The Flood Risk Management Draft Guidelines were published jointly by the Department of the Environment and Office of Public Works (OPW) and aim to provide for comprehensive consideration of flood risk, both in preparing plans and in determining applications for planning permission. The core objectives of the Guidelines are to:

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

2.5.2 The Guidelines recommend the application of the sequential approach for taking account of flood risk. The sequential approach works by guiding development away from areas that have been identified through a flood risk assessment as being at risk from flooding. The Guidelines also outline details of a justification test which assesses whether a development proposal

within an area at risk of flooding meets specific criteria for proper planning and sustainable development and demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere.

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

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

2.5.4 Flood Risk Assessments (FRAs) aim to identify, quantify and communicate to decision-makers and other stakeholders the risk of flooding to land, property and people. The purpose is to provide sufficient information to determine whether particular actions (e.g. approving applications for proposed development) are appropriate.

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

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



## 2.6 Regional Planning Guidelines for the South East Regional Authority

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

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

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

2.6.4 Attracting foreign direct investment is therefore increasingly focused on higher value employment. This is likely to be concentrated in existing locations where foreign-owned enterprises are located such as Waterford

City and the county towns, reflecting the requirement of many IDA client companies to be based in areas of critical mass in terms of population, skills, and infrastructure.

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

2.6.6 Tourism, services and agricultural development also provide further opportunities for SMEs growth with potential for the Plan to support:

- Tourism through development of appropriately located facilities that strengthen the existing national profile linked to the high quality amenities of the region, such as its heritage, river valleys, angling and golf courses;
- Services such as banking, administration and consultancy and improvement in access and communications would support the continuation of that trend;
- Agriculture and food sector which is currently demonstrating a resurgence in profitability; and
- Where applicable, highlight the potential demand for forests in the region to provide fuel for wood biomass energy production.

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





2.6.8 The attractiveness of smaller towns and villages also lies in their capacity to accommodate employment, residential and other functions on the basis of their comparative advantage in terms of lower costs and a quality of life that is attractive to many people.

## 2.7 Kilkenny County Development Plan 2008 – 2014

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

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

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

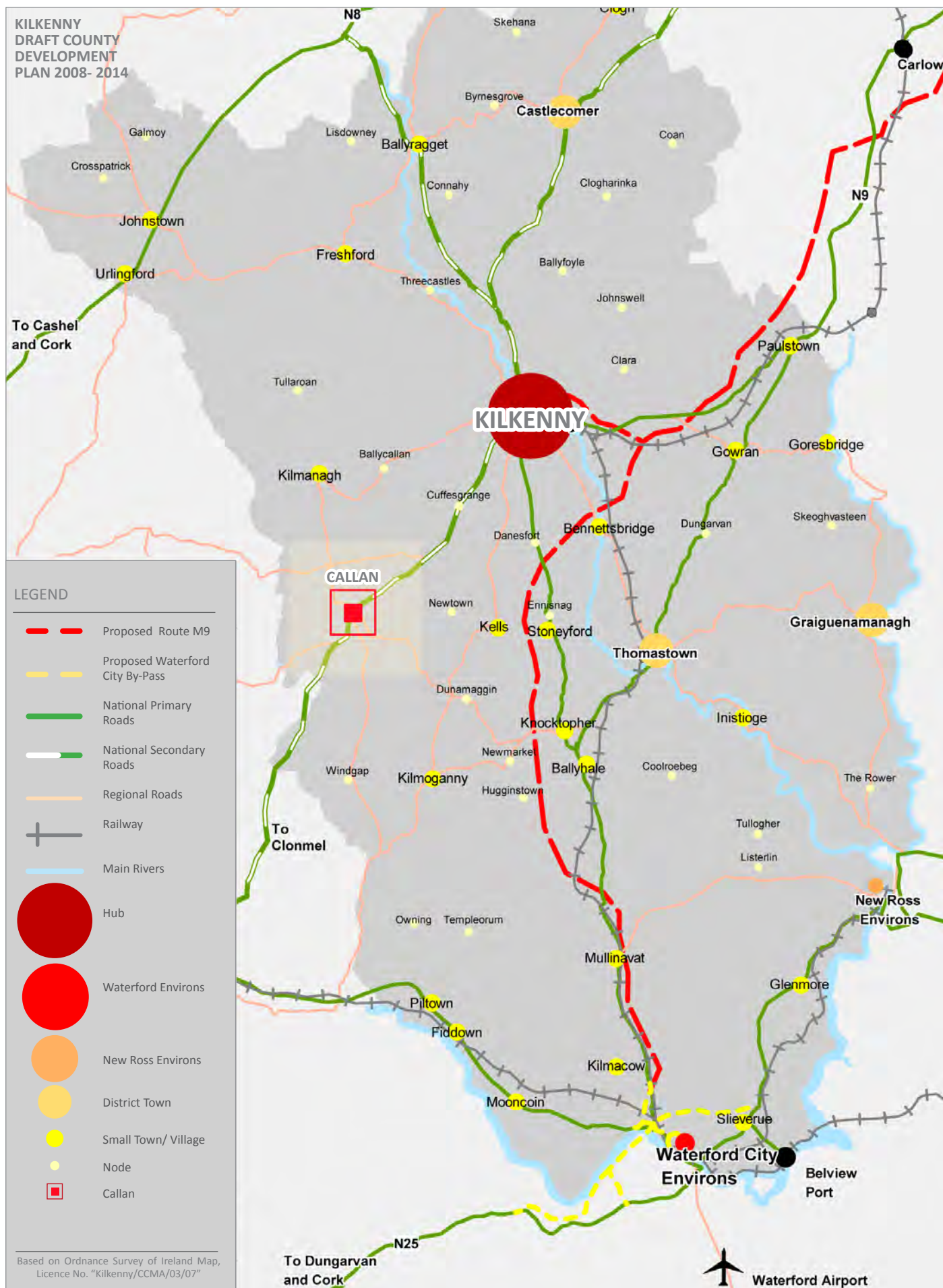
- The retail hierarchy, the role of centres;
- A broad assessment of the requirement for additional retail floorspace;

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

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

2.7.5 For retail purposes, Callan is designated as a Tier 1 Level 2 Sub County Town centre where middle order convenience and tourism related comparison, retail floorspace is considered appropriate.





**FIGURE 2.2.**  
CDP SETTLEMENT HIERARCHY







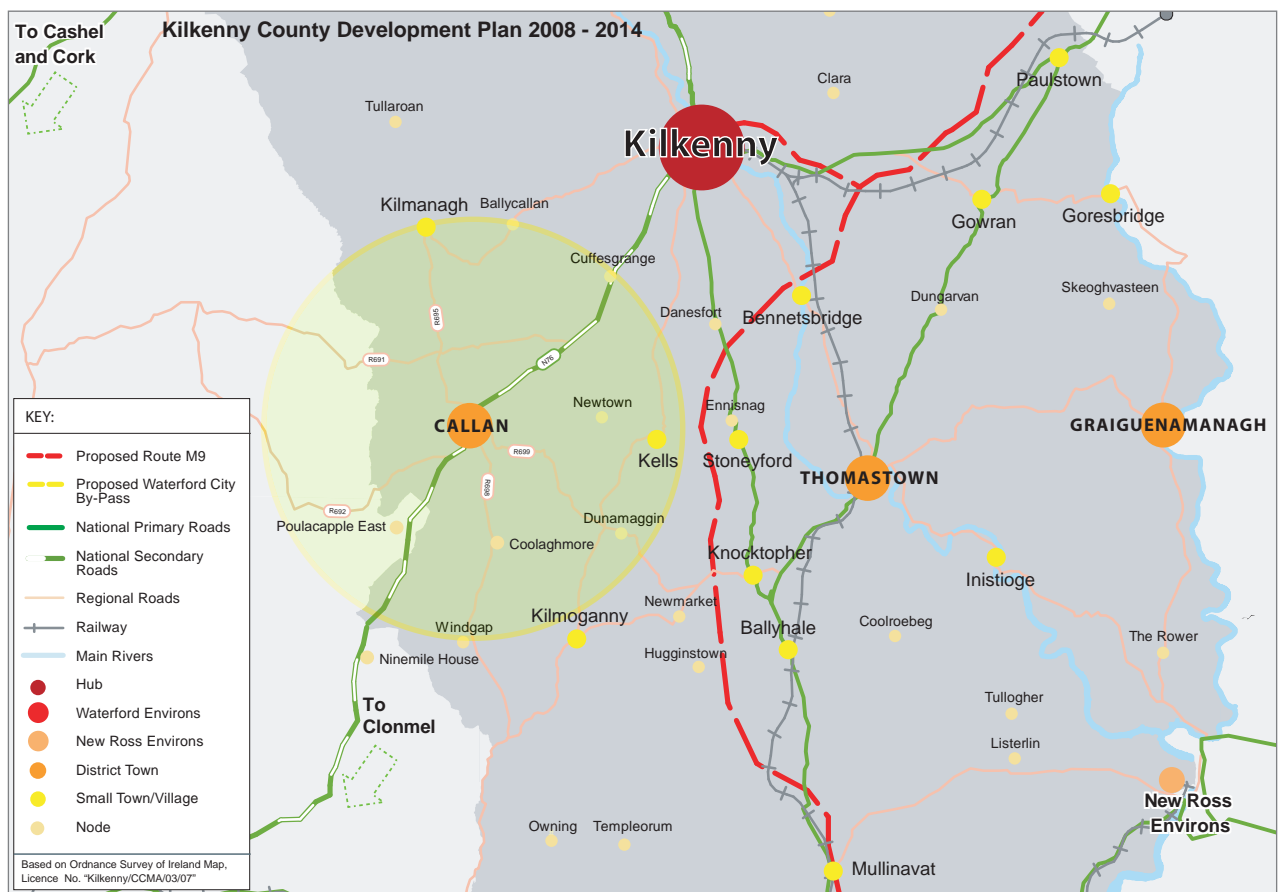
# 03

## General Context

### 3.1 Location

3.1.1 Callan is located 10 miles south-west of Kilkenny City, 15 miles from Carrick on Suir, 17 miles from Clonmel and 35 miles from Waterford City. The town has a rich historical environment, acts as an attractive market and service centre for the surrounding area and is traversed by the King's River.

Traffic congestion levels in the town centre have been significantly reduced since the opening of the by-pass and connectivity is likely to be further improved on the completion of the nearby Knocktopher to Waterford section of the N9 by 2009.



**FIGURE 3.1.**  
CDP DEVELOPMENT STRATEGY

## 3.2 Urban Structure and Connectivity

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3.2.1 The town's main commercial area is centred on the principal street, Bridge Street / Green Street, which runs north to south with West Street / Mill Street as a secondary axis, with the two streets intersecting at a cross roads to the south of the bridge.

3.2.2 Bridge Street and the area north of the Kings River comprise the main section of the remaining medieval town and contains some of the town's earliest surviving developments, including the Anglo-Norman Motte and the Augustine Abbey. The street is characterised by a narrow streetscape and compact and dense development originally organised as a retail area with over the shop living accommodation. Green Street which has a concentration of public buildings, originally laid out as a market square, is much wider than Bridge Street and is consequently better able to cater for a range of traffic.

3.2.3 Although zoned for residential and industrial development within the previous development plan (2002-2008), much agricultural and undeveloped lands remain within the development boundary. Industrial development has mainly taken place at the periphery of the town. Improved landscaping, building and site maintenance would make a considerable improvement in these areas.



## 3.3 Population Profile

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3.3.1 In 2002, approximately 88% of the population in County Kilkenny lived in rural areas, with more significant increases in the population occurring in rural rather than urban centres. The share of population accounted for by urban centres remained stable, while that of the environs of the towns of Kilkenny, Thomastown and Callan continued to rise. This dispersed population pattern indicates that there is weak settlement structure within the County.

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

- An older population: the number of persons aged 65 and over has increased at every census since 1961 and now represents 11 per cent of the total population.
- Within a generation, therefore, the average number of children per woman has declined by 1.3 (from 3.5 to 2.2) giving rise to smaller family sizes. Although, current household size is estimated as 2.88, in Ireland more generally these are set to fall to 2.6 persons by 2011.

### 3.4 Employment

3.4.1 Employment levels in the South-East are well below the national average with the second highest rate of unemployment in the country and income per capita well below the national average. The disparity between population and employment growth is reflected in the upward trends in commuting to employment centres outside of the region. Current employment opportunities are provided by a range of industries on which to base this expansion mainly located in the Westcourt Business Park, town centre and Callan Industrial Estate. Economic activity in the town is derived from general business, manufacturing, building supplies, agricultural and auto trade services.

3.4.2 An Industrial land survey, carried out as part of the evidence gathering stage, found that the majority of business users in the town had no additional land requirements and felt that there was sufficient land zoned to the south east of the town. However survey results highlighted a number of issues with respect to the existing supply. Specifically, the poor quality and maintenance of the Westcourt Business Park and the lack of road and service infrastructure to support the development of industrial zoned lands to the south east of the town.

3.4.3 The changes in the international economy mean that as a small open economy, Ireland is no longer characterised as low cost. Future employment land provision will need to take account of these trends particularly with regard to a shift towards service led rather than agricultural employment. Potential for new employment opportunities in Callan also exist in manufacturing, education, food processing, craft production and in services, particularly those serving both local needs and tourism. Indigenous industry and SMEs development also benefit from the strengths of smaller towns and villages, in terms of lower costs and a quality of life that is attractive to many people.

### 3.5 Socio Economic Profile

3.5.1 The Deprivation Index (SAHRU Technical Report, 2007) is a measure of relative material deprivation and can be defined as a state of observable and demonstrable disadvantage relative to the local community to which an individual belongs'. The

concept is applied to conditions rather than resources or income and can therefore be distinguished from the concept of poverty. [Indicators used include unemployment, social class, type of housing tenure and car ownership.] Figure 3.2 shows relatively high levels of deprivation in Callan when compared to other areas of the country.

Ed_ Id	Ed Name	Score '06	Decile '06	Pop '06	Score '02	Decile '02	Pop '02
7004	Callan Rural	-0.83	4	1321	-0.93	3	1038
7005	Callan Urban	2.53	10	1489	2.44	10	1325

Table 3.1: Summary of SAHRU statistics

3.5.2 It is generally acknowledged that less well off groups of the population are more likely to suffer poorer health<sup>2</sup>. A population's socio economic profile (described here in terms of the Deprivation Index) is a key determinant of health and wellbeing.

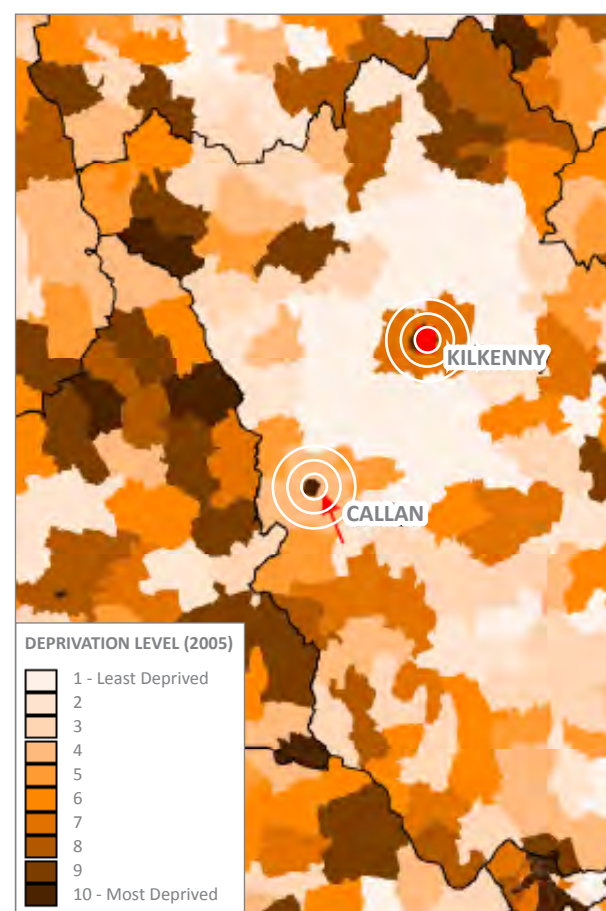


FIGURE 3.2: DEPRIVATION INDEX 2006

<sup>2</sup> For more information on the links between Planning and Public Health please refer to 'Health Impacts of the built environment, a review' (The Institute of Public Health in Ireland, 2006)



## 3.6 Transport and Access

3.6.1 Callan is located 10 miles south-west of Kilkenny City, 15 miles from Carrick on Suir, 17 miles from Clonmel and 35 miles from Waterford City. The town acts as a market and service centre for the surrounding area and enjoys good road connections to employment bases such as Kilkenny, Clonmel and Waterford. Traffic congestion levels in the town centre have been significantly reduced since the completion of the N76 which is the national road that bypasses the town and connects to Kilkenny in the north-east and to Clonmel to the south-west. Road connectivity is likely to be further improved on the completion of the nearby Knocktopher to Waterford section of the N9 by 2009.

### Transport Services

3.6.2 Callan is served by the bus services that operate from Clonmel and Cork to Dublin, all of which stop in Kilkenny and Dublin city centre. The Department of Education and Science also runs a school bus service for secondary school children and for rural transport services, Callan is among the areas served by the Ring a Link scheme that is funded by the Rural Transport Initiative under Transport 21. Callan is also approximately 45 minutes by bus from Clonmel and 20 minutes from Kilkenny, both of which are served by train from Dublin.



3.6.3 With the exception of these services, Callan's public transport is limited particularly with respect to those living in rural locations who are largely dependent on road transport and the use of the car. There are currently two taxi companies located in Callan.

3.6.4 Recent Census (2006) figures confirm that cars are the dominant means of transport in the town with over 55% using the car to travel to work, school or college. As the predominant mode of transport, car use has resulted in traffic congestion in the town centre. For those that do not benefit from car ownership this can create barriers to the access of services and employment opportunities. Ensuring services are within accessible walking distances and providing safe and direct routes may help to increase the proportion of those currently travelling by foot or bicycle<sup>3</sup>.

3.6.5 With the exception of the by pass, Bridge Street provides the only cross river link within the town. This medieval street has a long narrow structure which constrains parking and traffic movement. This narrow link and the physical barrier provided by the King's River contributes to poor connectivity between north and south Callan. Elsewhere, particularly on Green Street, traffic congestion and parking detracts from the visual appeal of the street.



### 3.7 Topography and Geomorphology

3.7.1 Geomorphology is the study of land forms and the processes that shape them, and includes fields of study such as geology, geodesy, geography and archaeology. The primary influence on the study area has been Caledonian folding that has shaped the study area and the wider region, resulting in isolated hills circa sixty metres OD. Subsequently successive ice ages severely altered the study area with contrasting upland and lowlands where upland areas have poor soil and lowlands have been deposited with soil forming tills as a result of glacial drift.

3.7.2 A landscape character appraisal was undertaken by CAAS Associates on behalf of Kilkenny County Council in 2003. The Landscape Assessment has identified a number of Landscape Character Units within County Kilkenny.

3.7.3 Callan is located with the lowland character unit which contains predominantly fertile lands with intensive land management. The slope and topography of such unit is in a shallow/gradual transition. As a result there is a high range of use-potential in these areas. Concentrations of tillage lands in this lowland area tend to be characterised by extensive views across large fields with low and highly maintained hedges.

3.7.4 The lowland character unit within which Callan is situated is an area characterised by tillage and pastureland uses. Key features such as the gentle topography and low hedging allows for clear open and extensive landscape views. Land parcels within this area are also regular in form and pattern. These landscape factors allow vistas over long distances with the possibility for development to have a disproportionate visual impact. Where shelter vegetation is present, it can have a natural visual barrier and reduce the visual impact of new development.

### 3.8 Water Supply and Wastewater treatment

3.8.1 Waste water treatment in Callan is provided for by secondary treatment which currently has capacity for 2,600 population equivalent (p.e.) and discharge is made to a freshwater (river) which is defined as a sensitive area<sup>4</sup>. The waste water treatment works are located towards the southeast of the town in close proximity to the Kings River. There are opportunities to increase the capacity to 4,000 p.e. and 6,000 p.e., however any subsequent increases will require additional lands.

3.8.2 River water quality in the King's River is of poor status and this diminishes the capacity to further assimilate pollutants. To remedy the situation there is no alternative other than to ensure that sufficient capacity exists, or is installed, at the Callan municipal



<sup>4</sup> "sensitive areas" are those areas specified in the third schedule of the Urban Waste Water Treatment Regulations, 2001 (S.I. 254 of 2001), Urban Waste Water Treatment (Amendment) Regulations, 2004 (S.I. 440 of 2004) and such other areas as may be identified pursuant to article 5 of the Urban Waste Water Treatment Directive.



wastewater treatment plant. This design must ensure that water will be treated to the highest relevant standards (Salmonid water quality) and has sufficient capacity to deal with projected increases in population.

3.8.3 Water supplies are limited with no additional capacity available, however new sources are currently being investigated and will be progressed through the main services development capital programme.

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

3.8.5 There are currently no issues with drinking water quality in Callan.

### 3.9 Flooding

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

3.9.2 Flooding is a natural phenomenon and where there is no risk to human life and property, it is beneficial as it provides fertile sediments for farmland, maintains valuable wildlife habitats and reduces flood risk elsewhere in the catchment. The floodplain, the flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding, plays a key role in this process and acts as a temporary store for flood waters and facilitates their conveyance and flood levels downstream. A number of human activities tend to restrict the capacity of rivers to accommodate large storm flows. These include:

- Greenfield Development: Paving over previously permeable areas for roads, housing, car parks, etc. can significantly restrict the potential infiltration rate

of the area covered. This activity might have a minor or negligible impact in large river basins (due to flood peak timing and proportion of area developed), but could substantially increase runoff in small river basins (i.e. by more than 100%).

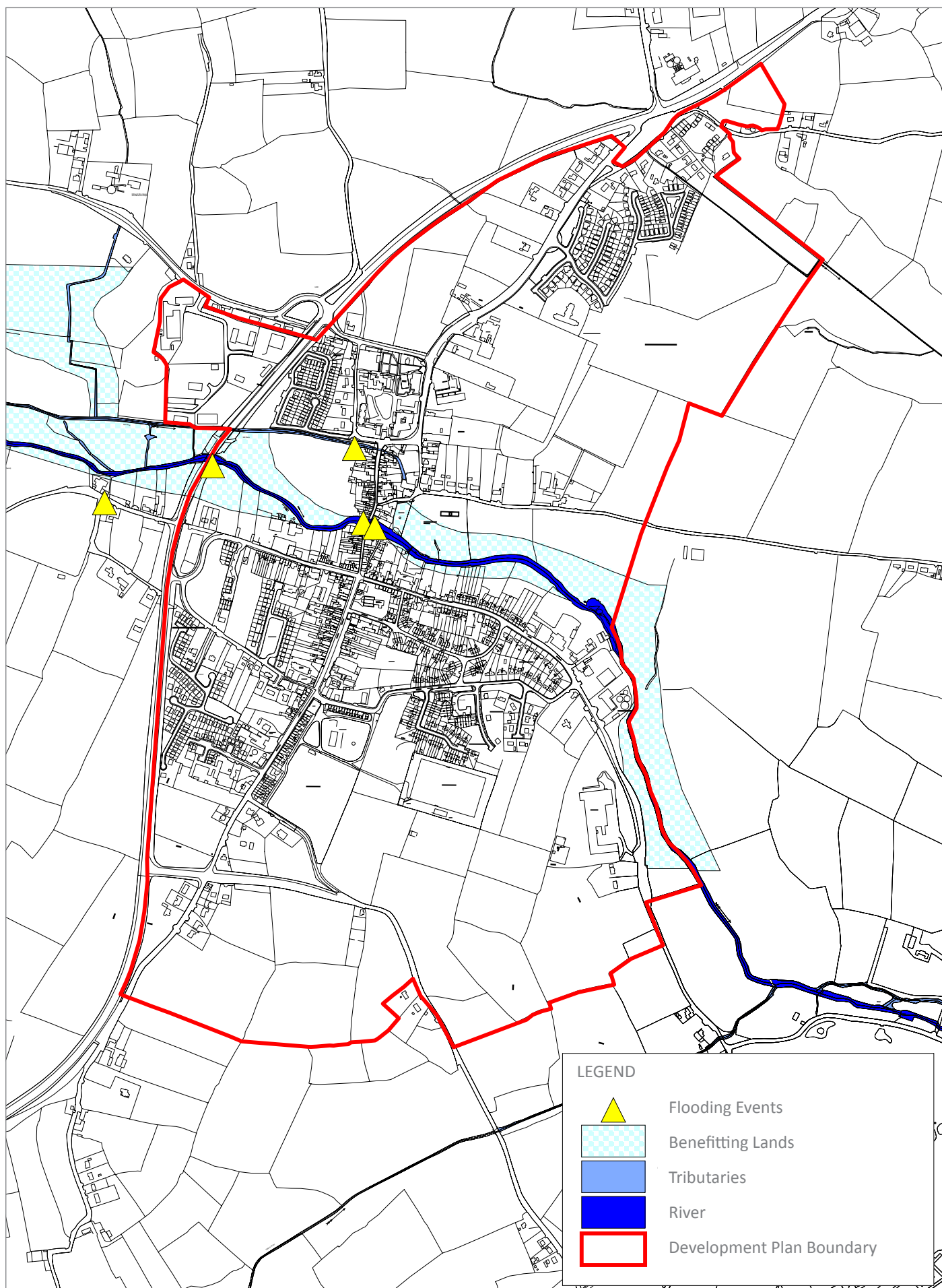
- Changes in Land Use or Land Use Practices: Changes in the vegetation cover, the way in which land is used, or measures which impact negatively on natural flood retention areas (wetlands), can have impacts on both interception and infiltration.

3.9.3 Figure 3.3 shows the surface water bodies in Callan, including the main river traversing the town, the Kings River in addition to the location of historic flood events and the extent of benefitting lands. Benefitting land maps were prepared as part of the design of the OPW Arterial Drainage Schemes and indicate lands that were poorly drained and would benefit from drainage. While not developed as floodplain or flood extent maps, a good correlation has been observed between the 'Benefitting Lands' and those areas that may be prone to flooding.

3.9.4 OPW information records four areas where flood events have occurred. These include:

- Kings River near Callan Bypass Oct 2004
- King's River Callan Oct 2004
- King's River Callan Town (recurring incident)
- Kings River Callan March 1947





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



3.10     Retail

3.10.1    Callan is the third largest retail centre in the county, after Kilkenny City and Thomastown. Retail is currently concentrated in the centre of the town, which benefits from an attractive townscape with a number of high quality buildings in its environs. The main retail activity and associated pedestrian flows in the town are located on Green Street, with some activity on West Street, Bridge Street and Mill Street.

3.10.2    Since 2000, when Callan was the second smallest of the main centres in the county, the town has undergone significant growth, with a 100% / 2,196 m<sup>2</sup> increase in its total floorspace. Increases in both convenience and comparison floorspace have contributed to this growth, however these improvements have failed to address the very limited provision of services such as restaurants and hotels in the town. The current make up of retail floorspace is set out in Table 3.2.

3.10.3    There has also been an increase in vacant floorspace from 6.8% to 12.9% which is relatively high for a town of this size and an issue for future consideration. These vacancies are primarily located on Bridge Street, which faces significant constraints with respect to limited parking, with few low level vacancies on Green Street. Opportunities therefore exist for the re-use and regeneration of sites for retail



and other town centre uses along Bridge Street, Mill Street and in particular for the vacant Co-op building on Green Street. Importantly, the reuse of the Co-op could support improvements to the retail provision and pedestrian connectivity within this area of town.

Composition of Net Retail Floorspace in Callan, Trading as at March 2007 (m <sup>2</sup> ) ( County Kilkenny Retail Strategy Review 2007)			
Vacant	Convenience	Comparison	Total
569	1,880	1,938	4,387

Table 3.2: Net retail floorspace in Callan

3.10.4    Callan, Kilkenny City and Carlow are the three main shopping destinations for food shopping. These are shown in more detail in Table 3.3. Figures here demonstrate some scope for new retail development to reduce expenditure leakage. The location of these new facilities will be an important factor in providing opportunities for linked shopping trips in the town and vacancy rates are minimised.

Main food shopping destinations		% of visits
Callan	SuperValu	25
Kilkenny City	Dunnes Stores	22.4
Kilkenny City	Superquinn	10

Table 3.3: Main food shopping destinations

### 3.11 Open Space and Amenity

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

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

3.11.2 Callan currently has approximately 14.68 ha of land zoned as open space. This open space comprises the Motte, Friary Meadow, the Fairgreen and John Lockes GAA Club which are at central and accessible locations within the town. Both the Motte and the Friary Meadow are located on the banks of the Kings River and are of considerable importance to the natural and historical environment. John Lockes GAA is private and is surrounded by high walls on all sides. It is generally inaccessible to the public except in the context of GAA activity.

3.11.3 Quantity, quality, variety and accessibility of open space are all factors that influence the use of public space. Guidelines on 'Sustainable Residential Development in Urban Areas' emphasise the importance of qualitative standards regarding open space and set out the standards that open spaces should expect to achieve.

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

- Class I – Strategic Open Space
- Class II – Local Parks
- Class III – Civic Spaces
- Class IV – Informal/Casual Open Space
- Class V – Buffer Landscape



#### Class I – Strategic Open Space

3.11.5 Strategic open space could be described as green space that performs a variety of functions over and above its traditional role as amenity space. Both the Motte and the Friary Meadow constitute strategic open space in the town due to their structural role and to the variety of important functions they play. Indeed both sites have been identified as:

- Part of the River Barrow and River Nore Special Area of Conservation
- National Monuments
- Containing areas of flood plain and contributing towards flood management
- Local amenity space

3.11.6 These sites vary in terms of levels of accessibility, with surrounding land use and active ground floor use contributing toward the greater use of the Friary Meadow complex.

## Class II – Local Parks

3.11.7 Strategic open space which is also functional as local amenity space can be considered along with other open space in the town as part of the Class II Local park provision. Class II local park provision is illustrated in Figure 3.4 and comprises approximately 14.68 hectares. In addition to the Motte and the Abbey Meadow, it includes the Fairgreen, and John Lockes GAA pitch which is in close proximity.

3.11.8 Both facilities have developed in tandem with the historic growth of the town and are in close proximity to the town centre. Despite this, adjacent lands uses, particularly housing, turn their back on these spaces and fail to provide adequate natural surveillance. Improvements to their relationship with the surrounding land use, in addition to better lighting and landscaping would encourage more active use of existing spaces.

3.11.9 Figure 3.4 applies the accessibility standard of 400 metres walking distance to the existing provision of green space in the town. With the exception of the northern end of the town, it shows that open space, is generally accessible to residential areas.

## Provision of New Public Open Space

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

3.11.11 This approach to the development of open space and recreation provision includes a minimum standard of open space provision of 2.4 hectares per 1,000 population or greater within new residential development taking into account existing levels of provision<sup>5</sup>.



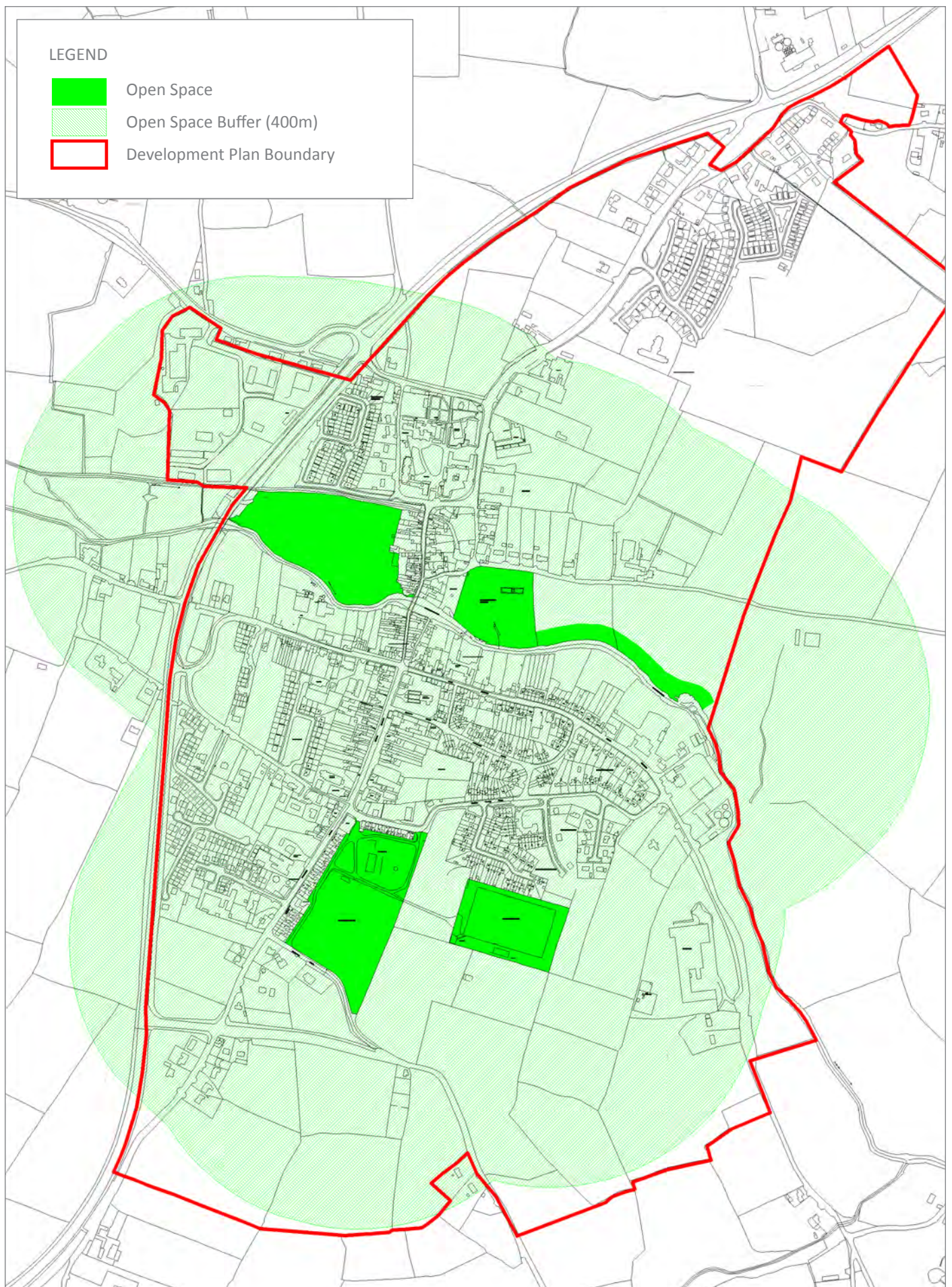
Site Capacity No. of Dwellings	Minimum quantity and type of leisure facilities
< 25	Development contributions or 2.4 hectares per 1,000 people (a minimum of 0.25 hectares must be provided)
25 or over	Open space 2.4 hectares per 1,000 people
100 - 199	Public open space to include neighbourhood play area

Table 3.4: Open Space Requirements

5

Recreational facilities; Developers will be required to make provision for sports and recreational infrastructure commensurate with the needs generated by that development and the capacity of existing facilities in the area to cater for existing and future needs. Residential planning applications in excess of 200 units will require a recreational needs assessment.





**FIGURE 3.4.**  
THE LOCATION OF CLASS II OPEN SPACE AND ACCESSIBILITY





### Class III – Civic Spaces

3.11.12 St. Mary's Church and graveyard, located on Green Street has significant potential as a pocket park that would provide a tranquil area and improve the environmental quality of the town centre.

### Children's Play Facilities

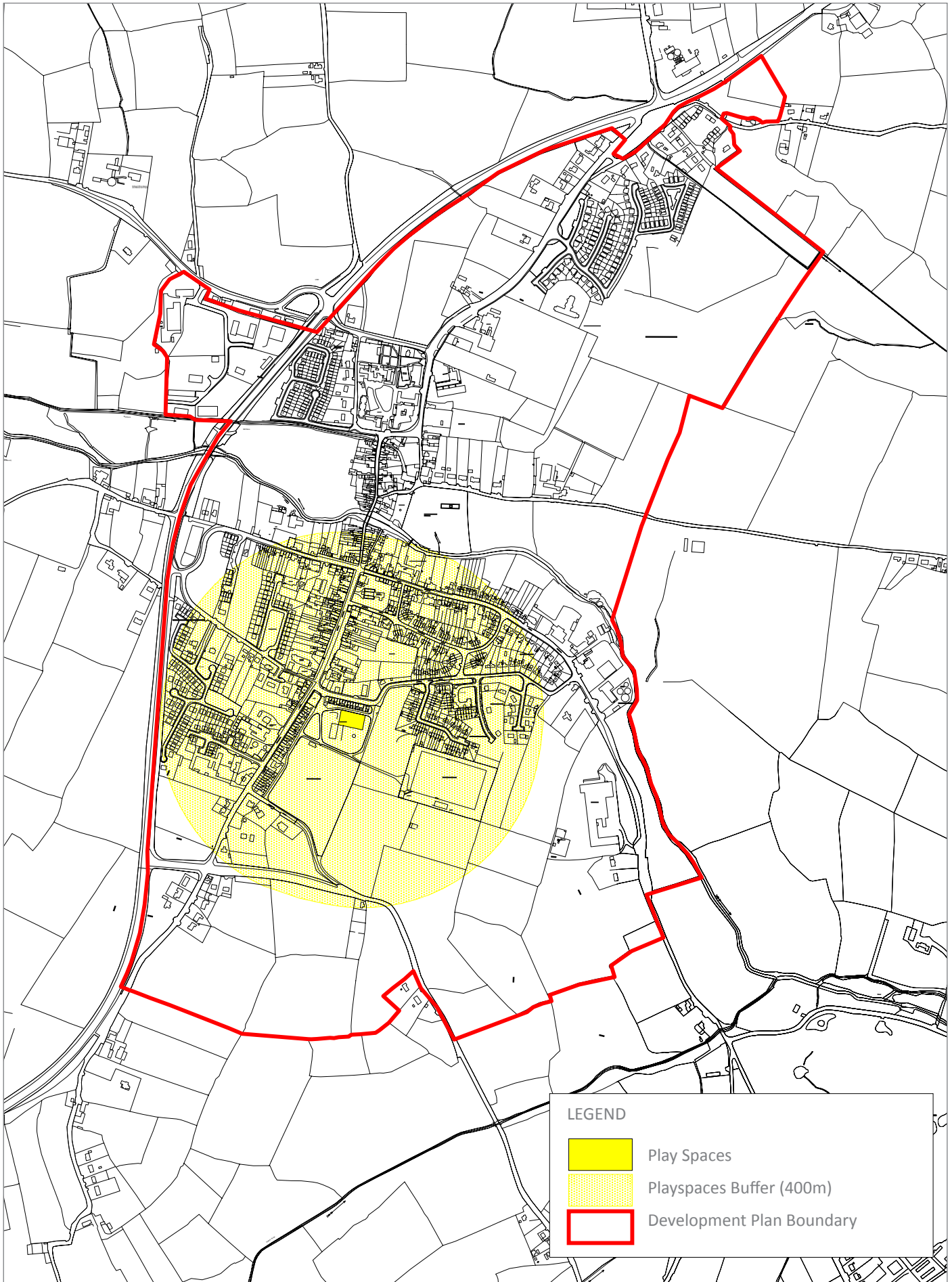
3.11.13 Children's play is important and provides key benefits to health such as promoting children's development, learning, creativity and independence and keeping children healthy and active.

3.11.14 The County Development Plan requires that a minimum standard of 10m<sup>2</sup> of dedicated playable space per residential unit should be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play and should be distributed throughout the development taking into account existing off-site provision.

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

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

3.11.17 There is currently one play facility in Callan. Figure 3.5 illustrates the location of this facility and shows that some areas, particularly to the north of the town, could be described as deficient.



**FIGURE 3.6.**  
EXISTING PROVISION OF CHILDREN'S PLAYSPACE

### 3.12 Community facilities

3.12.1 There was 12.94 hectares of land zoned in the 2002 plan for community infrastructure which accommodates schools, churches, a library, and nursing home.

#### Schools

3.12.2 Table 3.5 outlines the existing educational facilities and capacity and shows that there are currently no capacity issues in terms of the availability of both primary schools and secondary schools. Scoil Mhuire and Scoil Iognaid Rís are soon to be amalgamated to form Bunscoil McAuley Rís and this will be accommodated on the existing Scoil Mhuire site on the Kilkenny Road.

School	Current No. of Pupils	School Capacity	No. of available School Places
Bunscoil McAuley Rís	281	400 (as of September 2010)	119
Poulacapple National School (4 miles from Callan)	50 (3 teachers)	79 (4 teachers)	29
<b>Primary School Total</b>	<b>331</b>	<b>479</b>	<b>148</b>
St. Brigid's College	446	500	54
Colaiste Eamonn Rís	202	250	48
<b>Secondary School Total</b>	<b>648</b>	<b>750</b>	<b>102</b>

Table 3.5: Existing Education Facilities and Capacity

#### Childcare Facilities

3.12.3 Table 3.6 outlines the existing childcare facilities and capacity. Acknowledging that these figures have been obtained during the summer months, it shows that there is capacity available at two childcare facilities in the town.



Childcare Facility	Current No. of Children	Capacity	No. of available School Places
Droichead Childcare Centre	Friary on Mill Street	24 in pre school / 15 in after school	51 pre school / 71 after school for primary school children
Little Sunflowers Creche	Clonmel Road	40	40
Small Wonders	Friary Walk	17 (low due to Summer)	72
Montessori School	Green Street	21	22

Table 3.6. Existing Childcare Facilities and Capacity

#### Health Facilities

3.12.4 Health facilities are currently provided by the Callan Health Centre located on New Market Lane. Plans for a new health centre, to include four GP consulting rooms, two nurse treatment rooms, are now in progress at the former Callan Workhouse.



### 3.13 Historic Environment

3.13.1 Callan is a medieval town and its earliest surviving developments include an Anglo-Norman motte and the Augustine Abbey which are located to the north of the King's River. The majority of the town's physical fabric is evidence of its early development and this is recognised by its designation as a zone of potential archaeological interest. Historic map sequences for the years 1848, 1903 and 1948 (see Figures 3.6 – 3.8) show how Callan has changed over a period of 100 years. Of particular significance is the continuity of the built fabric over this period.

#### National Monuments and Record of Monuments and Places

3.13.2 The continuity in the built fabric has meant that some elements of the town's early history have survived. Monuments, specifically structures pre-dating 1700 AD, are protected under the National Monuments Acts 1930 – 2004 and are protected in a number of ways:

- national monuments in the ownership or guardianship of the Minister or a local authority;
- national monuments which are subject to a preservation order;
- historic monuments or archaeological areas recorded in the Register of Historic Monuments;
- monuments recorded in the Record of Monuments and Places.

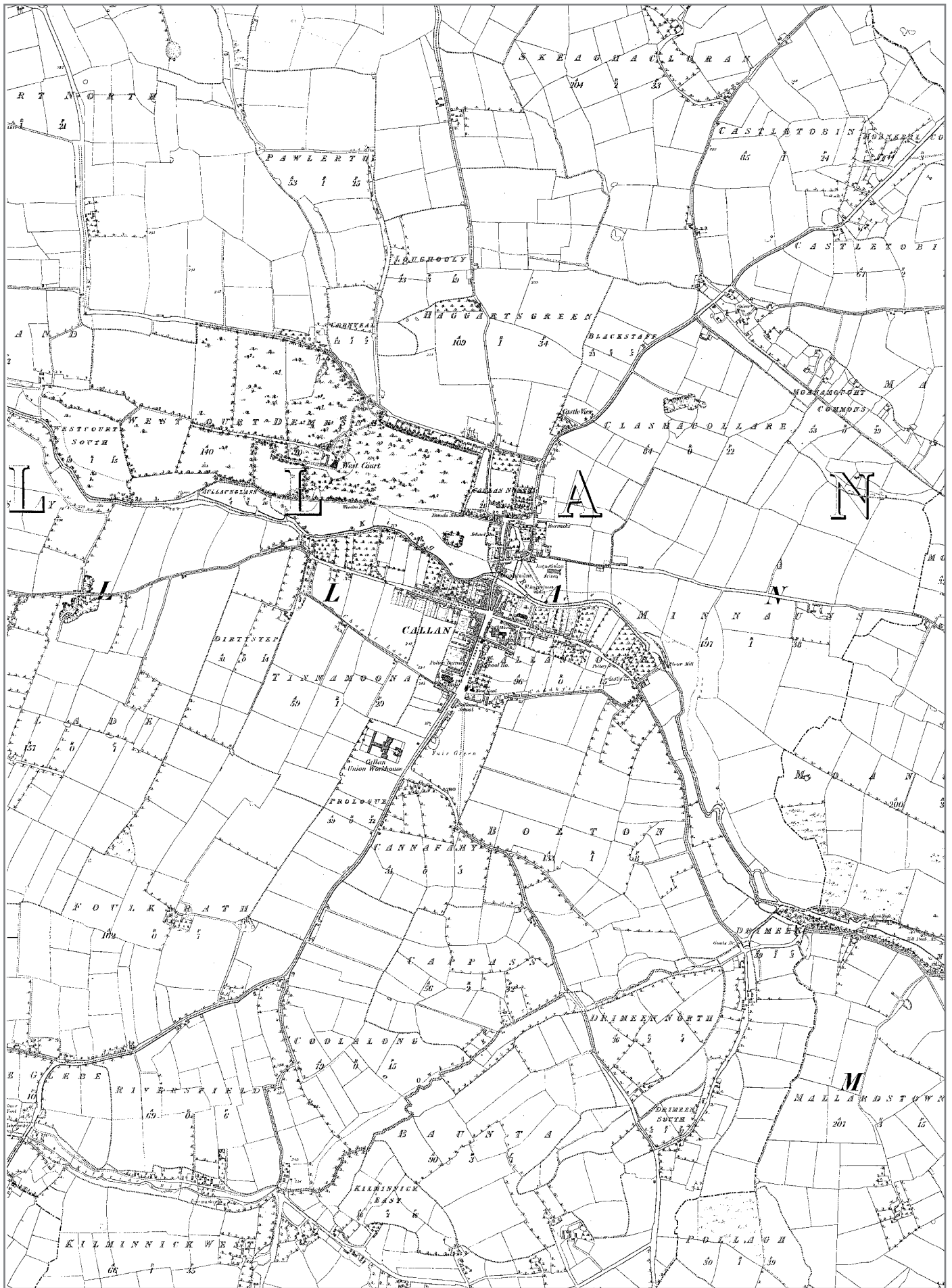


3.13.3 The town has three National Monuments in the ownership or guardianship of the Minister or a local authority:

- St. Mary's Church
- Augustinian Friary
- Motte

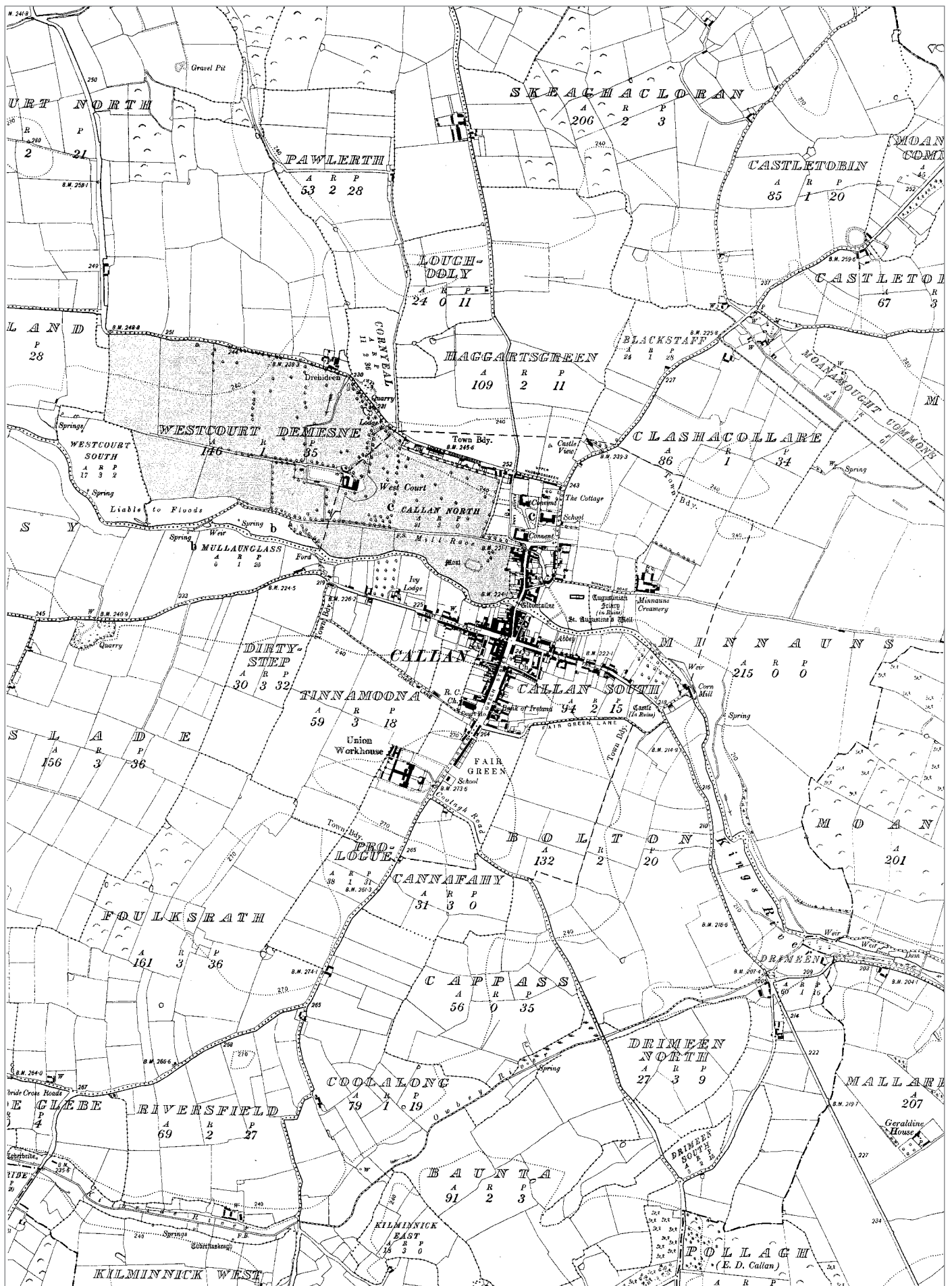
3.13.4 The Archaeological Survey of Ireland holds the inventory of archaeological monuments which contains records of all known or possible monuments pre-dating 1700 AD that have been brought to its attention and also includes a selection of monuments from the post-1700 AD period. These are referred to as Sites and Monuments Records (SMRs) which formed the basis for the establishment of the statutory Record of Monuments and Places pursuant to Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places consists of lists of monuments and places for each county in the State.

3.13.5 The survey also produced reports on all historic towns dating to before 1700 AD with a view to delineating zones of archaeological potential within which archaeological deposits may exist. Callan was subject to this survey and is considered a zone of archaeological potential. The extent of the zone of potential in addition to the register of historic monuments is illustrated in Appendix 1.

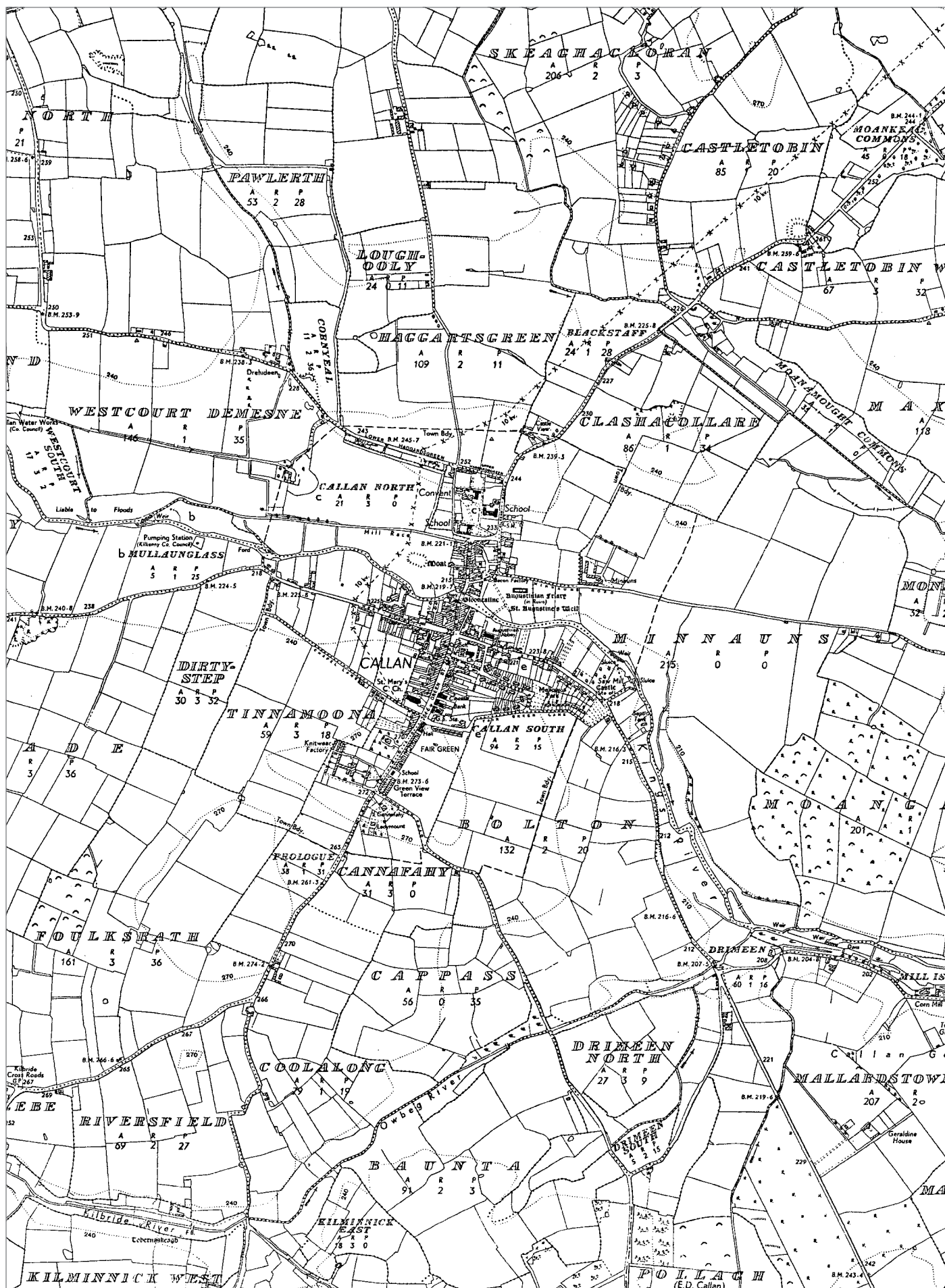


**FIGURE 3.6.**  
CALLAN OSI MAP 1842 (SOURCE: TRINITY HISTORIC MAPS ARCHIVE)





**FIGURE 3.7.**  
CALLAN OSI MAP 1903 (SOURCE: TRINITY HISTORIC MAPS ARCHIVE)



**FIGURE 3.8.**  
CALLAN OSI MAP 1948 (SOURCE: TRINITY HISTORIC MAPS ARCHIVE)



### 3.14 The Record of Protected Structures

3.14.1 The Record of Protected Structures are the structures that are given statutory protection through the County Development Plan. These are mapped in Appendix 1.

### 3.15 The National Inventory of Architectural Heritage

3.15.1 The National Inventory of Architectural Heritage has also recorded a number of structures within Callan. The purpose of the inventory is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for the Environment, Heritage and Local Government to the planning authorities for the inclusion of particular structures in their Record of Protected Structures. The NIAH is mapped in Appendix 1.

### 3.16 Architectural Conservation Areas

3.16.1 The Department of Environment, Heritage and Local Government guidance relating to the designation of Architectural Conservation Areas (ACA) describes an ACA as “a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserved”. An ACA should recognise the value of groups of buildings and settings and allow them to be treated as a whole.

3.16.2 The purpose of the designation will be to manage change, affording greater control over the form of development and reducing instances of inappropriate development and demolition. This character is often derived from the collective value of an area’s buildings, their setting, landscape and other locally important features developed gradually over time. It is usually an expression of our culture and identity and contributes significantly to the quality of our lives.

3.16.3 Numerous established conservation designations are located within the plan area. These reflect the important architectural, cultural and historic attributes associated with the town. The proposed boundary of the ACA includes 21 structures on the Record of Protected Structures, a significant percentage of the total entries within the town boundary. In addition, the NIAH identifies 62 structures of interest within the ACA, which acts as further evidence of the architectural merit within the town. Finally the National Monuments Service has designated a large portion of the town of Callan as a zone of archaeological potential totaling 54.34 hectares.

### 3.17 Medieval Core

3.17.1 The town was established in this area circa 800 years ago with the first town charter being signed in 1207. The medieval core of the town developed during this time encompasses Mill Street, Upper and Lower Bridge Streets, Coyne Street, Mill and Clodine Lane. The streets are narrow and winding and centre primarily on Upper and Lower Bridge Street. The town at this time was also concentrated around three focal points, the Augustinian Friary north of the King’s River, the Motte and St. Mary’s Church, see below, on the south bank, which reinforced the strong north south emphasis of the early town layout.



St. Mary's Church

3.17.2 There are no predetermined grids or angles, but rather an organic layout with layout and building lines responding to natural and historic features and contours. Informal crossing points or fords at the King's River, connecting the north and south of the town are visible at the junction of Clodine Lane and the King's River. The interaction between the built environment and river is limited with structures, as is usual in most towns from this era, turning their back on the river, which was used primarily as a means of waste disposal.

3.17.3 Callan's medieval morphology is expressed by the dense arrangement of long narrow plots along its meandering linear street line and narrow laneways. Due to the diminutive street dimensions building heights have been restricted to two to three storeys and limited private space has been provided to the rear of the buildings that front onto the main thoroughfares.

3.17.4 Although the dereliction of historic properties has become a problem in recent decades the character of buildings have significant architectural merit. The majority of the buildings within this area were built in the 19th century, with the associated characteristics of narrow building plots (5 – 7.5 metres), vertical emphasis fenestration, smooth render building finishes and traditional shop fronts evident, see below.



Narrow Building Plots

3.17.5 There is a distinct cross pattern to the street layout in the centre of Callan, with the four most significant streets converging on one central point offering a focal point for the urban form. Several ancillary streets / laneways adjoin the four primary thoroughfares offering access to private space; such laneways significantly contribute to the character of the space. A contrast between the narrow built environment of the medieval core is offered by the bridging point over King's River affording patrons views of King's River and associated flood plain. The elegantly designed bridge represents an attractive feature of civil engineering heritage, and has historical significance as the central arch was destroyed during the troubles in the early 20th Century, see below.



Bridge over King's River

### 3.18 19th Century Extension

3.18.1 A significant extension to the town was constructed in the 19th Century primarily consisting of Green Street south of the medieval core. The resulting extension offers a contrast to the narrow streets of the central area, with the street dimensions in some places exceeding twenty metres. The resulting streetscape and its generous dimensions have a formal thoroughfare character that has been augmented by the buildings that front onto it.

3.18.2 A neat group of landmark public administration buildings offers the street a formal setting, with larger plots and classical style facades, see opposite. The resulting assemblage represents the civic quarter of



Callan which contributes pleasantly to the streetscape value of Green Street. The area has been the socio economic centre for the town and it's environs since its establishment. Significantly present economic uses have concentrated on the 19th century extension to the town due to the areas ability to accommodate larger floor plates.



The Court House, Green Street





# 04

## Development Strategy

### 4.1 General

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

### 4.2 Population Trends and Projections

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

4.2.2 In the most recent Census in 2006, Callan's population was recorded as 1,771 which represents a growth in population of 33.8% in the town since 2002. Since then (April, 2006) 185 housing units have been completed. Using the average household size this suggests an additional 532.8 persons currently reside in the town. The Plan bases its strategy on the assumption that there is an existing population of 2,303.

Population Trends				
Year	1996	2002	2006	2008 estimate as per housing completions completionestimate as per housing completions
Population	1,224	1,325	1,771	2,303
% increase	-	8.2%	33.8%	5.42%

Table 4.1: Population Trends

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

4.2.4 A review of planning permissions granted since the most recent census period indicates that there is approximately 207 units of pipeline supply i.e. residential planning permissions granted but not completed. Assuming that these are deliverable and applying average household size in Kilkenny as 2.88<sup>6</sup> heads per household, this number of units is likely to facilitate an increase in population of 596 persons in Callan. This would project the population to 2,899 over the next plan period and represent population growth of 25% (this figure does not include remaining capacity of residential land zoned which has not been subject to planning permissions).

4.2.5 The Housing Strategy (June 2007) generated a number of growth scenarios for the County as a whole. Growth scenarios, based on Callans share of the county population, range from 8.1% min to 22.5% max growth. Taking into account pipeline supply, the high growth level of 22.5% has been chosen as the preferred growth scenario of the town. This projects growth of 22.5% over the period till 2020, with the subsequent figure of 2,562, derived for the period up to 2014. The figure of 2,562 forms the basis of the Plan strategy.

Growth scenario	2014	Population growth 2008 -2014
Low Scenario	2,396	93
Central (preferred) Scenario	2,471	168
High Scenario	2,562 <sup>7</sup>	259

Table 4.2: Population Growth Scenarios (based on the 2008 estimate of current population 2,303)

### Growth projections 2020

4.2.6 Residential zoning capacity set out in the Plan will also influence the growth of Callan. As within the subsequent analysis of the existing and proposed residential zoning capacity, 40.9 hectares of residential land will be available for future development. Using residential density figures of 24.71 homes per hectare (Model Housing Strategy Guide, 2000), and average household size in Kilkenny as 2.88 heads per household this capacity would be sufficient to accommodate an additional 1,010 households and 2,903 persons. This remaining zoning capacity when added to the current estimate of population figure could over the longer term realise a total population of 5,470 persons.

Residential Land Available for Future Development	No. of Dwellings (Residential Density of 24.71 Homes per ha)	Population (based on average household size of 2.88)
40.9	1,010	2,908

Table 4.3: Capacity for Population Growth

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

## 4.3 Key Issues, Spatial Vision and Plan Objectives

4.3.1 The strategic vision and plan objectives were generated to reflect the town's strengths, weaknesses, opportunities and threats in addition to the policy requirements set out at the national, regional and county level.

## 4.4 Summary of SWOT analysis<sup>8</sup>

### Strengths

- Strong economic base and population growth
- Historic environment includes important features that together give the town its unique townscape character
- Riverside setting



7

This figure is based on a growth scenario of 22.5% over a period till 2020 derived from the Kilkenny County Housing Strategy

8

Strengths, Weaknesses, Opportunities and Threat Analysis.



### Weaknesses

- Derelict properties, traffic congestion and lack of pedestrian activity on Bridge Street
- Poor connectivity between the southern and northern end of the town
- Poor physical integration of new housing development
- Areas of deficiency in amenity provision
- Need for town centre parking and management.

### Opportunities

- Underused amenity areas such as the Fairgreen, Motte and Augustinian Abbey
- Historic landscape and attractive townscape, opportunities to redevelop historic building
- Backland areas /opportunity sites in the town centre
- Riverside setting
- Tourism

### Threats

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



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

### Local Area Plan Objectives

4.4.3 The following Plan objectives have been generated through reflection and an analysis of the general and strategic context of the study area. These plan objectives provide the framework for the future development of Callan.

1. To support town centre vitality and viability by highlighting a number of opportunity sites for retail development in the town centre;
2. To provide high quality new residential areas with good quality connections to open spaces and community and retail facilities;
3. To address deficits with respect to retail facilities;
4. To protect and enhance the character and integrity of existing natural and historic built environments;
5. To facilitate sustainable economic development;
6. To improve linkages within the town; and
7. Support the re use of land and buildings, particularly though backland development.

## 4.5 Strategic Vision

By 2020, Callan will be a vibrant town of between 4,000 and 5,000 persons supported by a growth in retail services, jobs, tourism and community facilities. Connections within the town will be improved through the additional road infrastructure to the south east and improvements to pedestrian and cycle links. Additional retail development and associated town centre improvements have improved vitality of the town and helped to regenerate a number of properties on Bridge Street. A phased and masterplanned approach to newly developed areas at Cannafahy and Bolton has helped to match demand for new housing and employment development with supply and create sustainable areas of high quality urban design which reflects and respects the existing character of the built and natural environment.

## 4.6 Development Strategy

4.6.1 To provide a planning framework which promotes the conservation of Callan's unique historic landscape natural heritage, phase the provision of new development areas in order to consolidate the town and make more efficient use of land and existing infrastructure.

### Population and Settlement Policy

- To promote sustainable and linked development with adequate provision of recreation, social and physical infrastructure.
- To provide for the phased development of Callan, having regard to the town's designation as a district town under the South East Regional Planning Guidelines.

### Reassessment of Existing Zoning

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

- Need (derived from projected growth of the town)
- Policy Context

- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

### Existing Zoning

4.6.3 Existing zoning for the town was set out under the previous Kilkenny Development Plan 2002 -2008. The town boundary as defined in this plan includes 176 hectares land zoned for a range of uses specified in Table 4.4.

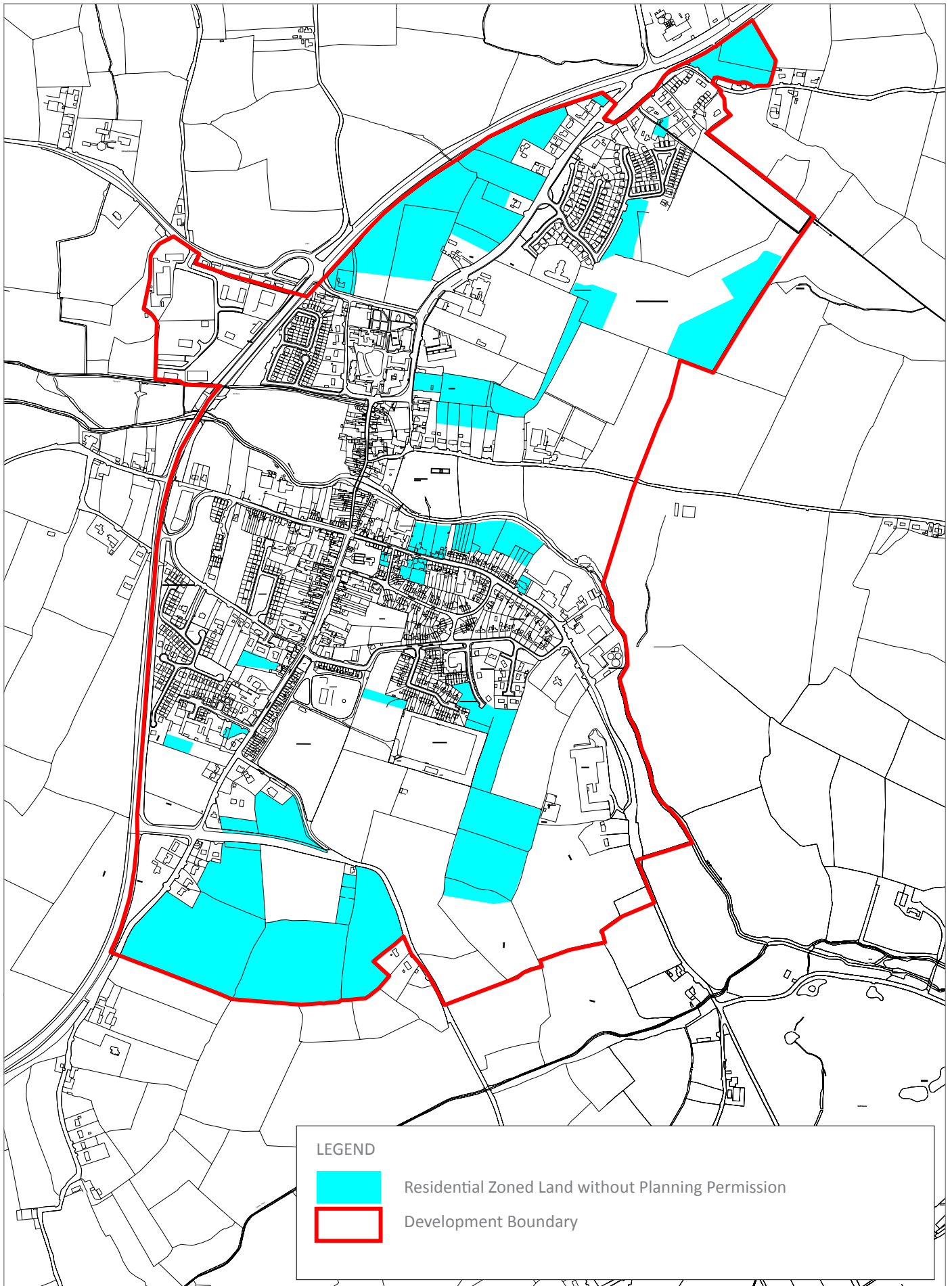
### Summary of Zoning Amendments

4.6.4 This Plan include a number of zoning amendments, which are summarised in this section and shown in relation to existing figures in Table 4.4. Remaining capacity as highlighted in the final column of this table refers to zoned land without planning permission. Figure 4.1 illustrates this in terms of residential zoning. These changes are also indicated graphically on the zoning map that accompanies this Plan. The zoning map should be referred to in conjunction with the Masterplan, Development Objectives and Environmental Constraints Map.'

Population Trends	2002 Zoning Areas (ha)	Proposed Zoning Areas (ha)	Remaining Capacity (Proposed Zonings)
Residential	103.19	98.4	40.9 (ex. capacity in mixed use areas as of Oct 08)
Industrial	30.22	24.3	12.55
Open Space	14.68	12.6	-
General Business	11.23	14.1	3.79
Community	12.94	14.9	-
Agricultural	1.38	16.8	
Mixed Use	0	9.8	9.8
Total	176.33	190.90	

Table 4.4: Current and Proposed Zonings (hectares)





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

## 4.7 Existing and Proposed Residential Zoning Capacity

### Mixed Use

4.7.2 9.8 hectares of land has been zoned for mixed use development to ensure that necessary facilities e.g. tourism facilities are located within the town. Depending on the uses deemed appropriate within the mixed use profiles, it will allow for a diversity of compatible uses that promote walkable and sustainable neighbourhoods.

### Employment Uses

4.7.3 Historically, employment uses have generally been located to the east of the town close to the Kings River and at the Westcourt Business Park. Since the preparation of the previous Development Plan, a large area of industrial land in the Bolton area has not come forward for development. This is partly due to lack of road infrastructure which will be required to release potential of this land.

4.7.4 To facilitate the delivery of a link road between the R698 and R699, this Plan proposes that approximately 6.02 hectares of this land will be redesignated for residential development. A capacity of 12.55 hectares remains and is deemed sufficient for the economic needs of the plan over the duration of this Plan.

### Community Facilities

4.7.5 An additional 1.37 hectares of land has been zoned for community facilities to allow for the provision of a health care centre and community building at the Callan Workhouse and further grounds for the Waste Water Treatment Works should this be required.

### Residential

4.7.6 The Plan proposes residential zoning of 98.4 hectares which represents a decrease of 4.79 hectares. Additional lands have been zoned at Bolton, Cannafahy and north of the town off the Maxtown Road in Castletobin West. Lands along the Minnaun Road, formally zoned residential have been rezoned from residential for agricultural purposes.

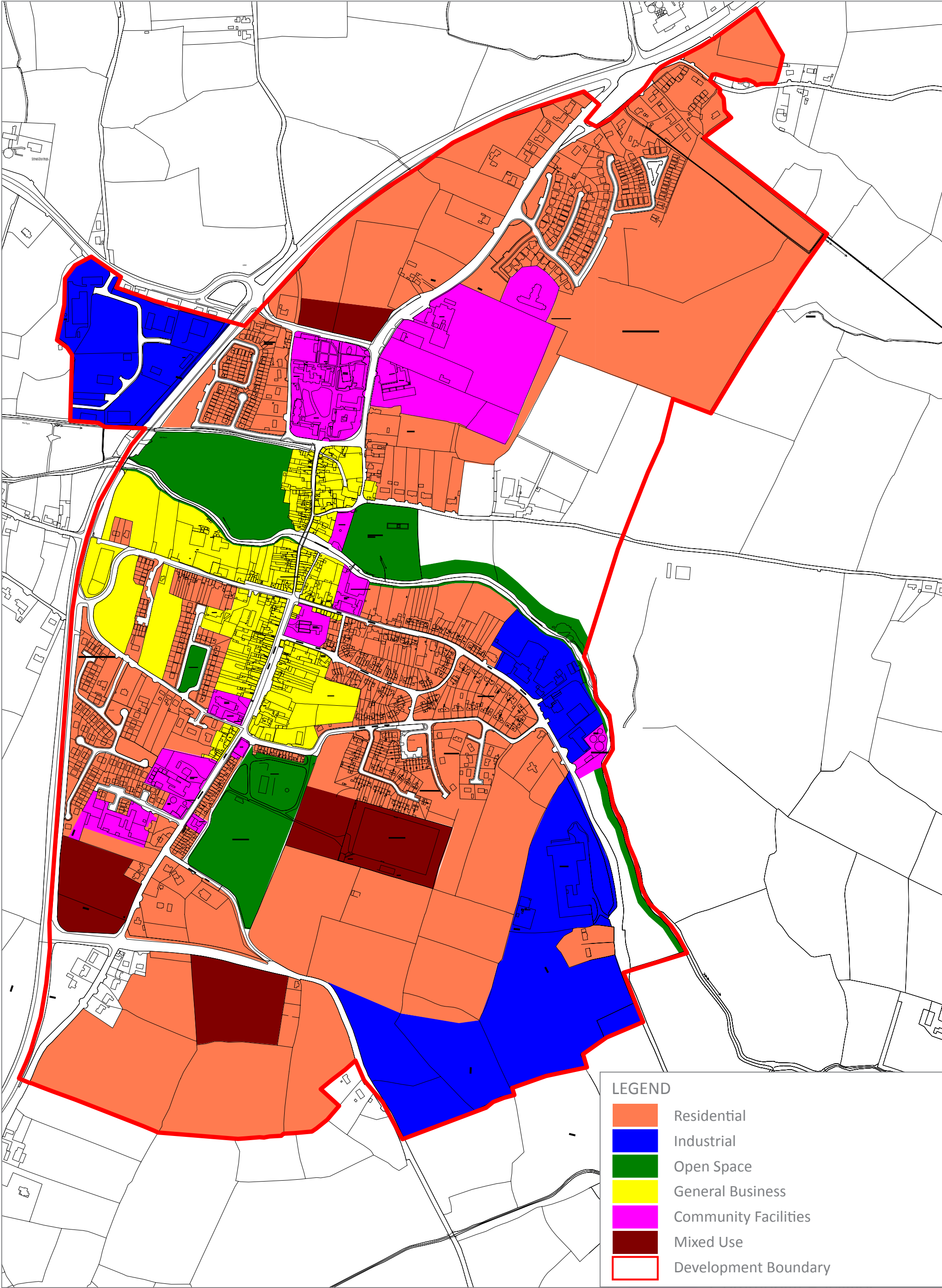


4.7.7 An analysis of capacity shows that 40.9 hectares of zoned residential lands, which has not been subject to planning application, remains. At a residential density figures of 24.71 homes per hectare, this land has the capacity to provide an additional 1,010 housing units which would allow the town to reach a total population of 5,470. This is consistent with the target population range set out in the South East Regional Planning Guidelines and sufficient to meet the nine year housing land requirement set out in the Development Plan Guidelines.

### Open Space

4.7.8 Overall open space zoning designations have decreased by 2.08 hectares. This is due to the new mixed use zoning objective for the John Lockes GAA pitch and some additional zoning to achieve the objective of a linear greenway along the King's River.





**FIGURE 4.2.**  
CALLAN ZONING MAP





# 05

## Plan Policies and Controls

### 5.1 Town Centre and Retail

5.1.1 It is the objective of the Plan to enhance the vitality and viability of Callan town centre and provide clear policies and proposals for retail development by seeking to address issues outlined in the general context. In accordance with the Retail Planning Guidelines (2005) and national and county policy, the sequential approach is central to the retail development strategy for the town.

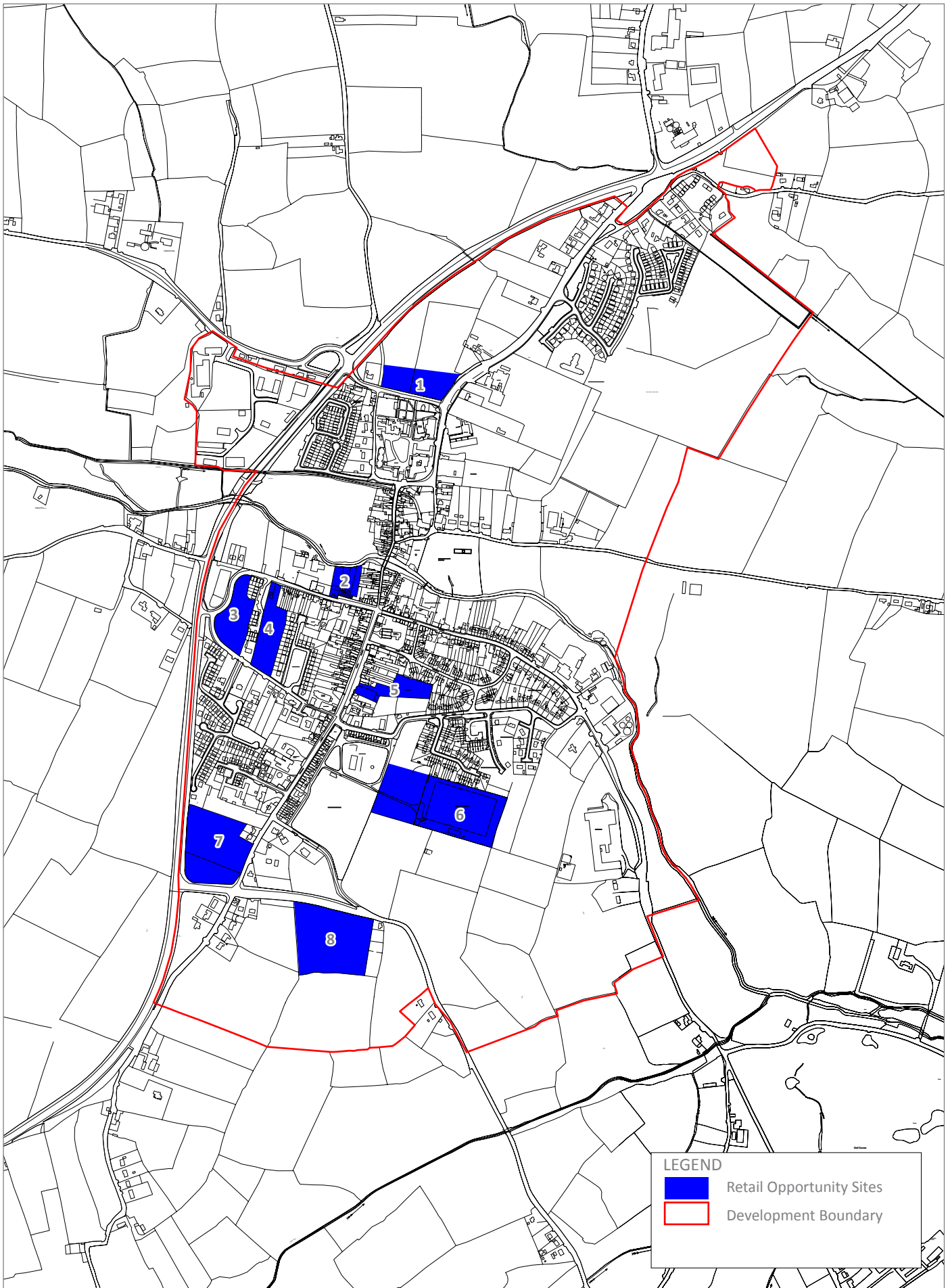


### 5.2 The Location of New Retail Development

5.2.1 The 2007 County Retail Strategy amended the retail hierarchy and re-designated Callan as a Tier 1 Level 2 Sub County Town centre in light of recent growth in the town's retail provision. Callan is now the third largest centre in the county, after Kilkenny City and Thomastown.

R1: It is the specific objective of the County Retail Strategy and the Local Area Plan to ensure that the vitality and viability of district towns is maintained and enhanced. To achieve this, the Plan will support:

- Callan town as the focus of all major new retail development;
- development that encourages the appropriate re-use, regeneration of derelict, vacant and underutilised sites and in particular vacancies and underused sites on Green Street, Bridge Street and Mill Street;
- a new convenience store in or around Bridge Street to address the need generated by the development of new communities north of the King's River;
- the development of a number of opportunity sites in the town; and
- the sequential approach and the assessment criteria outlined in the County Development Plan will be applied to any proposals for retail development within Callan.



**FIGURE 5.1.**  
RETAIL OPPORTUNITY SITES



### 5.3 Retail Opportunity Sites (See Figure 5.1)

#### Haggardsgreen (Map Reference 1)

5.3.2 This site is located north of Kings River on the connecting road between the national secondary road (N76) and the Kilkenny Road. It is circa 0.71 hectares in size, which by comparison with national precedence is capable of accommodating a significant quantum of retail development. The greenfield nature of the site significantly increases the capability of the site to accommodate varying types of retail development. Good vehicle accessibility will support retail activity here due to its close proximity to both the N76 and the Kilkenny Road. The site is also in close proximity to emerging residential communities to the north of the town and approximately 500 metres from the town centre.

5.3.3 The primary constraint to development would be the distance from the site to the town centre. Additionally north east of the site there is a significant stand of trees which has been indicated on the environmental constraints map. Old stone walls on the site's perimeter should be retained.

5.3.4 The site is a considerably important site in the context of improving retail provision in the town given that it is the only retail opportunity site identified in the north of town and capable of serving the new communities arising in this location. Given its location with respect to Bridge Street, retail development should seek to support regeneration opportunities for Bridge Street.

#### West Street (Map Reference 2)

5.3.5 This site is located in the centre of the town on West Street, comprises approximately 0.47 hectares of land and has the potential to accommodate a significant quantum of retail development. Development of this site would help to consolidation activity in the town and make efficient use of underutilised land and buildings.

5.3.6 There is potential to gain vehicular access from West Street, however consideration would be needed with respect to additional traffic movements at



this location. Where appropriate, development should provide for high quality pedestrian linkages and explore potential for retail synergies with the existing facilities within the town.

5.3.7 The historic centre of the town of Callan designated as a zone of archaeological potential. The site is located within this boundary and also includes a monument comprising of a Castle – Tower House, which appears to be the partial remains of Skerry's Castle which defended the town during Cromwellian invasion in 1650.

5.3.8 The site is also located within the proposed Architectural Conservation Area, within the zone of Archaeological Potential and and close to the Special Area of Conservation. The potential for flooding must also be considered due to its proximity in relation to the King's River. Evidence of this threat is illustrated through the presence of localised flooding in close proximity to the site and the existence of benefitting lands designated by the OPW.

#### **Chapel Street / West Street 1 (Map Reference 3)**

5.3.9 This site bounded by the streets Chapel Lane and West Street is circa 1.026 hectares and located close to the western boundary of the plan in close proximity to the national secondary road the N76. The potential of this site to accommodate retail development is related to its proximity to the town centre, the ease of vehicular access due to the proximity of both local and regionally important roads. It is a greenfield site with associated benefits for development.

5.3.10 This site is also located within the zone of Archaeological Potential and is adjacent to the proposed Architectural Conservation Area.

#### **Chapel Street / West Street 2 (Map reference 4)**

5.3.11 This site is located east of the previous site (Map Reference 3) and is similar to this site in terms of characteristics and constraints. It is a greenfield site of circa 1.017 hectares. It also benefits from close proximity to the town centre and ease of vehicular access from West Street, Chapel Lane and the N76.

5.3.12 Due to the site's location in the centre of the town, several constraints regarding the historic landscape of the town must be considered. The site is in close proximity to and includes a structure included on the National Inventory of Architectural Heritage, the site is also within the zone of Archaeological Potential and is adjacent to the proposed Architectural Conservation Area.

#### **Green Street (Map Reference 5)**

5.3.13 The Green Street site is located south of the town, within the retail hub of the town and includes an area of 0.6722 hectares. The site identified represents a clear opportunity to provide infill or backland development in the town and would provide for linked trips to other locations within the town. As a result it would provide for the efficient use of land and would support vitality and viability of the town. Significantly, in conjunction with the relocation of the medical centre, there is a genuine opportunity to create a new pedestrian link to New Market Lane. This would support the re use of the Callan Co-operative shop/warehouse which forms part of the town's commercial and industrial heritage.

5.3.14 The backland context would provide some constraints to any potential development on the site and as with other sites in town is located within the zone of archaeological potential and adjacent to the proposed architectural conservation area.

#### **John Lockes GAA site (Map Reference 6)**

5.3.15 This site is circa 3.743 hectares and located south of Lower Green Lane and east of the Fair Green. A large portion of the site comprises the current playing fields of John Lockes GAA.

5.3.16 The large quantum of land has significant potential for retail development with national precedence illustrating the potential to accommodate in excess of 3,000 square metres of development. The positive characteristics of the site include its proximity to the town centre, approximately 400 metres, and the greenfield nature of the site at present. However, new road networks proposed in the Plan would be required in order to provide the development with adequate vehicular access. This is the primary constraint relating to the development. From a heritage perspective, the site is also located within the zone of archaeological potential.

#### **Prologue (Map Reference 7)**

5.3.17 This site is located in the south west portion of the Plan area, bounded by the N76, the Clonmel Road and the Coolagh Road. It is circa 2.34 hectares in size and benefits from proximity to the local road network. The greenfield nature provides for minimal physical constraints however its location at one of the major gateways to the town would mean that detailed consideration should be given to massing, design and associated visual impact. A stone wall located to the perimeter of the site would also need to be retained.

5.3.18 Several constraints are evident in relation to this site, the distance to the town of approximately 650 metres has the potential to adversely impact on the vitality and viability of the town centre. More significantly however, recent retail development proposals for this site were refused on appeal by An Bord Pleanála citing the reasons above in addition to concerns over the destruction of a stone wall on the site.



**Cannafahy (Map Reference 8)**

5.3.19 This site is located at the southern end of the plan area, located on Coolagh Road approximately 300 metres east of the N76. The site of circa 2.69 hectares, which is currently greenfield in nature has significant potential to accommodate retail development. The positive characteristics of this site include, ease of vehicular access via the Coolagh Road and the potential to improve pedestrian linkages with the existing built fabric.

5.3.20 Connections from the site to the town centre need to be enhanced as part of any development. Trees in close proximity to the site should be taken into account in any development proposal as identified on the Environmental Constraints map.



## 5.4 Major New Retail Development

R2: Subject to other policies set out in the Plan and County Development Plan, proposals for new retail development will normally be permitted where the development:

- Contributes to the improvement of pedestrian links and movement in the town and is accessible to all;
- Is well integrated with the existing centre by respecting the building line of the existing urban environment and, where appropriate, building up to the edge of the curtilage, providing for linked trips to the remainder of the centre and contributing towards improving the environmental quality of the centre;
- Positively reflects the town's historic fabric and significant townscape value;
- Provides suitable car parking catering for the immediate and anticipated future demands of the development; and
- Given the significant deficiencies in town centre car parking facilities, developer contributions will only be accepted in lieu of car parking provisions in exceptional circumstances.

## 5.5 Quantity of New Retail Floorspace

R3: The County Retail Strategy sets out the role and function of Callan within the retail hierarchy providing guidance on the distribution of new floorspace. The Retail Strategy defines the Callan as a Tier 1 Level 2 Sub County Town. The distribution of new floorspace should be linked to Callan's role in the retail hierarchy for the county and should be appropriate in scale and character to the hierarchical role of the centre.

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

For retail proposals above 500m<sup>2</sup> gross floorspace threshold a retail impact assessment will be required in accordance with County Retail Strategy.



## 5.6 Retail Warehousing

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R4: In smaller centres such as Callan, development should be of a scale appropriate to the size of the centre in order to minimise the potential for adverse impact on the town centre. Specific criteria have been developed in the County Development Plan and County Retail Strategy against which the merits of out of centre retail applications can be judged. In accordance with the Retail Planning Guidelines, applications on out of centre sites are normally considered inappropriate where there is no need for the scale of development proposed. The County Retail Strategy sets out that the provision for bulky good floorspace to be provided in designated District Centres. Regarding proposals of this type, therefore the onus will be on applicant to clearly demonstrate consistency with the criteria set out in the adopted County Development Plan and County Retail Strategy.

## 5.7 Town Centre

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TC1: In accordance with the Callan Traffic Management Scheme, 2004, which seeks the provision of parking bays on West Street and Green Street, improvements to off street car parking and on street car parking provision and configuration will be sought particularly where there is an identified benefit for road safety and reduction in visual impact on surrounding townscape. Traffic calming measures should be introduced as appropriate.

## 5.8 Phasing

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

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

## 5.9 Residential Development

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As set out in the County Development Plan 2008 - 2014, for all significant residential schemes a Framework Plan will be required. See section 10.4.1 of the CDP.

RES1: In line with the Development Strategy, it is a specific objective of the Local Area Plan to consolidate settlement within the town boundary, linking delivery of new development to the provision of required services and where appropriate applying the sequential approach to the development of housing land.

RES2: Proposals for residential development should have regard to the Guidelines on Sustainable Residential Development in Urban Areas, and in particular, the objective of limiting the size of individual proposals to 10% - 15% of the existing housing stock. In Callan, the existing housing stock is approximately 894 units, which provides a basis for an indicative maximum range of 89 – 134 units, for development proposals.

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

- Consider and reflect the physical, social and environmental context of the town;
- Protect the town's historic fabric and positively contribute towards its identity and character;
- Creating places of distinctive character and legibility;
- Improve the public realm and provide for public and private spaces that are clearly distinct and contribute to continuity and enclosure;
- Contribute to improvements in safety by enhancing natural surveillance, providing active street frontages, and ensuring appropriate enclosure and overlooking of public spaces; and

- Supporting increased permeability, strengthening the linkages between places and contributing to a well defined movement network particularly in relation to walking, cycling and access by public transport;
- Ensuring that buildings and spaces can adapt to changing environmental, social and economic circumstances, particularly climate change;
- Creating variety and choice to support mixed communities, develop the identity of a place and ensure that all new developments are accessible to all; and
- Supporting improvements to air and water quality through good quality landscaping which can support biodiversity.

Specific Objective	Action By	Timescale
To provide for community based housing on the basis that there is no adverse effects on the National Monument or Special Area of Conservation (See Figure 8.1 Development Objectives map)	Camphill Community Local Authority through the development control process.	Ongoing from the adoption of the Plan

Table 5.1: SO1: Community Housing



## 5.10 Transport and Connectivity

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



### Action:

5.9.2 To support the provision of pedestrian / cycle access, through provision of bridge infrastructure in order to enhance connectivity between the town and the Motte.

5.9.3 The Council will progress the preparation of a Traffic Management Plan for the town subject to the availability of funding resources.

T2: The Council will seek an upgrade of the existing N76 Callan bypass after the completion of the M9/ M10 motorway project with a view to facilitating traffic movements traversing the N76 in an east to west and west to east direction.

5.11 Walking and Cycling

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

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

Specific Objective	Action By	Timescale
To provide a walking and cycling route from Clodeen Lane to the car park at the friary meadow. (See Figure 8.1 Development Objectives map)	Kilkenny County Council	Ongoing from the adoption of the Plan.

Table 5.2: SO2: Improving Pedestrian Connectivity



5.12 Employment and Industry

E1: Employment and industrial land is important to securing Callan’s economic future and requires the timely and adequate provision of land for employment needs, including sites at suitable locations for employment related uses. Based on existing opportunities in the town, it is the objective of the Local Area Plan to promote a diverse and sustainable local economy through the designation of sufficient lands for the promotion of employment related uses including facilities to support SME growth, tourism related facilities such as hotels and associated leisure facilities.

Action:

5.11.2 Employment opportunities and sustainable economic growth in the town will be supported and delivered by the provision of a new link road between R699 and R698, within the existing employment areas to the south west of the town.

E2: New development within the designated employment areas will be supported where the proposal meets general masterplan objectives in terms of urban design and road linkages in addition to:

- Providing high value employment and SME business development in key sectors such as agricultural related employment (e.g. timber, creameries, food processing and distribution, fishing) services and manufacturing
- Supporting the relocation and expansion of existing industries that support the local employment base; and
- Reflect urban design objective and principles, where appropriate, particularly with respect to landscaping and the visual impacts.



### 5.13 Flood Risk

F1: In areas at risk from flooding, (particularly at riverside locations) a precautionary approach will apply and the methodology set out in the Planning Guidelines 'The Planning System and Flood Risk Management' will be applied to development proposals.

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

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

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



### 5.14 Infrastructure

#### Water Supply

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

#### Waste Water Treatment Works

IN2: To upgrade the existing Waste Water Treatment Facility for Callan to accommodate development as proposed in this Local Area Plan and that improvements are sufficient to meet standards required to avoid significant adverse effects on the River Nore and River Barrow SAC.

### 5.15 Open Space Requirements

5.14.1 The quantity, quality, variety and accessibility of open space are all factors that influence the use of public space. Guidelines on Sustainable Residential Development in Urban Areas emphasise the importance of qualitative standards regarding open space and sets out the key qualitative standards that open spaces should expect to achieve.

#### Class I – Strategic Open Space

5.14.2 Both the Motte and the Friary Meadow constitute Strategic Open space in the town due to their structural role and to the variety of important functions they play. These sites vary in terms of levels of accessibility and activity, with surrounding land use and active ground floor use contributing toward the greater use of the Friary Meadow complex.

OS1: Providing that the resulting uses have no adverse impact on the River Barrow and River Nore SAC, it is a key objective for the Local Area Plan to improve the quality of these strategic open spaces through improved linkages and support for active uses surrounding these sites.

**Class II – Local Parks.**

Class II open space comprises strategic open space, GAA recreational grounds in addition to open space at the Fairgreen.

**Redesignation of John Lockes GAA Pitch**

OS2: This Plan is proposing the redesignation of John Lockes GAA pitch of approximately 2.41 hectares to facilitate the expansion of the club and its relocation at a larger site outside the town. Further specification on the redevelopment of this site is outlined in Section 7.2.

**Access to Open Space and Quantitative Open Space Standards**

5.14.3 Accessibility of open space is an important aspect of open space provision and influences the extent to which spaces are used. Table 5.3 provides an indication of current levels of accessibility with areas outside the 400m catchment described as deficient. In taking into account the redesignation of the John Lockes GAA site, it shows that levels of accessibility to open space are not generally affected, primarily due to the close proximity of the Fairgreen. Despite this, Figure 5.2 highlights other areas in the town where open space could be described as deficient and further provision is required.



5.14.4 The County Development Plan requires that outdoor recreation playing space should be provided at a ratio of 2.4 hectares per thousand persons. Table 5.3 applies these quantitative standards to the projected population growth for the town between 2008 to 2014 and the longer term growth envisaged over a 12 year horizon.

Open Space Requirements	Current	2008-2014	2008-2020
Population (Future Prediction)	2,303	2,562	5,470
Development Plan Standard (hectare per thousand people)	2.4	2.4	2.4
1. Mill Race	0.039	0.039	0.039
2. Motte	4.27	4.27	4.27
3. Friary Meadow	2.95	2.95	2.95
4. Fairgreen	4.5	4.5	4.5
5. John Lockes GAA	2.41		
Total Open Space Recorded	14.169	11.759	11.759
Open Space Required for the town of Callan	5.52	6.14	13.12
Surplus/Deficit of open space Future	8.64 surplus	5.619 surplus	1.369 surplus

Table 5.3: Open Space Requirements for Class II – Local Parks

### Enhancing Open Space Provision

OS3: New development should enhance the quality of and access to existing open space and where necessary create areas of new open space. This approach is based on quantitative standards as set out in Table 5.3 and the provision of access to local parks within 400m or 5 /10 minute walk of residential areas. This will be achieved by;

- Protecting and enhancing the strategic role of areas likely to flood, through the identification of a flood risk buffer and linear park, where appropriate, alongside the River Barrow and River Nore SAC;
- Extending the hierarchy of public open spaces within the plan and at a minimum require the provision of Class II / neighbourhood park to the north of the town and other areas of open space deficiency;
- Where for smaller developments, financial contributions are deemed appropriate, these will be sought for improvements to the quality of existing Class II spaces;
- Providing landscaped Class III Informal/ Casual open space within the majority of areas;
- Improving access to and management of public spaces in the town;
- Protecting and enhancing a site's natural features and biodiversity;



- Address the quantitative deficiency in open space that is likely to result in the long term; and
- Meeting design principles set out in the County Development Plan and specifically designing for active frontages and natural surveillance.

#### Action:

- To develop a neighbourhood park to the north of the town with a children's play area.

Specific Objective	Action By	Timescale
To allow for a potential public space /pocket park at St. Mary's Church and graveyard through development of a management plan by key stakeholders that takes into account built heritage constraints. (See Figure 8.1 Development Objectives map)	Kilkenny County Council / Office of Public Works	Ongoing from the adoption of the plan

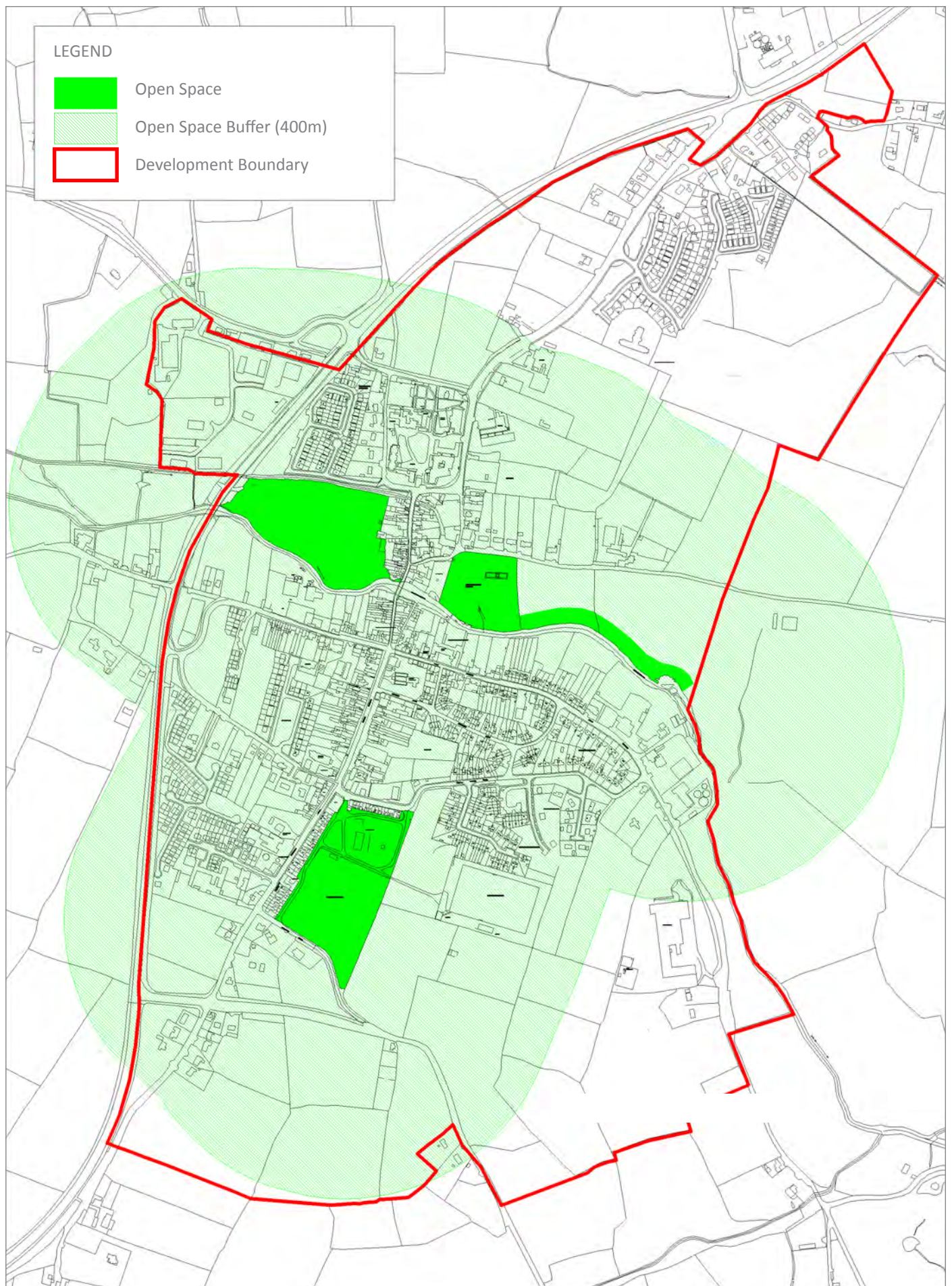
Table 5.4: SO3: Provision of a Public Space at St. Mary's Church and Graveyard

### Improvements to the Fairgreen

OS4: As a consequence of amending the zoning objective with respect to the John Lockes GAA pitch and in line with the Guidelines 'Sustainable Residential Development in Urban Areas' it is the policy of the Plan to seek qualitative enhancements to open space at the Fairgreen. These qualitative enhancements may include:

- Improvements to and provision of lighting and seating;
- Protection and enhancement of the natural features and biodiversity of the site;
- Improvements to the relationship between development and open spaces particularly where this provides for active ground floor uses, overlooking and natural surveillance; and
- Improved landscaping that creates spaces for formal and informal recreational activities.





**FIGURE 5.2.**  
ACCESSIBLE OPEN SPACE



## 5.16 Natural Heritage

Chapter 8 of the County Development Plan sets out the policies and actions relating to natural heritage in the county.

### Natural Heritage / Biodiversity

NH1: In seeking to protect and enhance the natural environment, the Council will seek to;

- Protect natural heritage sites designated in National and European legislation, specifically the River Barrow and Rivers Nore SAC (See NH2);
- Designate an appropriate riverside buffer that protects the integrity of the SAC and assists in the management of flood risk;
- Protect and conserve non-designated habitats and species; and
- Protect and incorporate existing biodiversity features such as trees, hedgerows and surface water features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces.

Where development proposals are made along the riparian corridor, ensure that a condition of consent is to establish a vegetated strip along the river in consultation with the National Parks and Wildlife Service.



### The River Barrow and River Nore SAC

NH2: The King's River which forms part of the River Barrow and River Nore SAC has considerable potential for both waterside and landside to be used as a recreational asset for the town and the Local Area Plan will seek to promote the natural amenity potential of this site subject to:

- Protection of this site in accordance with National and European legislation ensuring that any development in or near the SAC will avoid any significant adverse impact on the features for which the site has been designated;
- Consultation with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated; and
- The requirement for an appropriate 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.

### Efficient Use of Environmental Resources

ER1: New development should ensure, including where necessary through appropriate developer contributions, the efficient and effective use of environmental resources by:

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

## 5.17 Built Heritage

### Architectural Conservation Areas

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

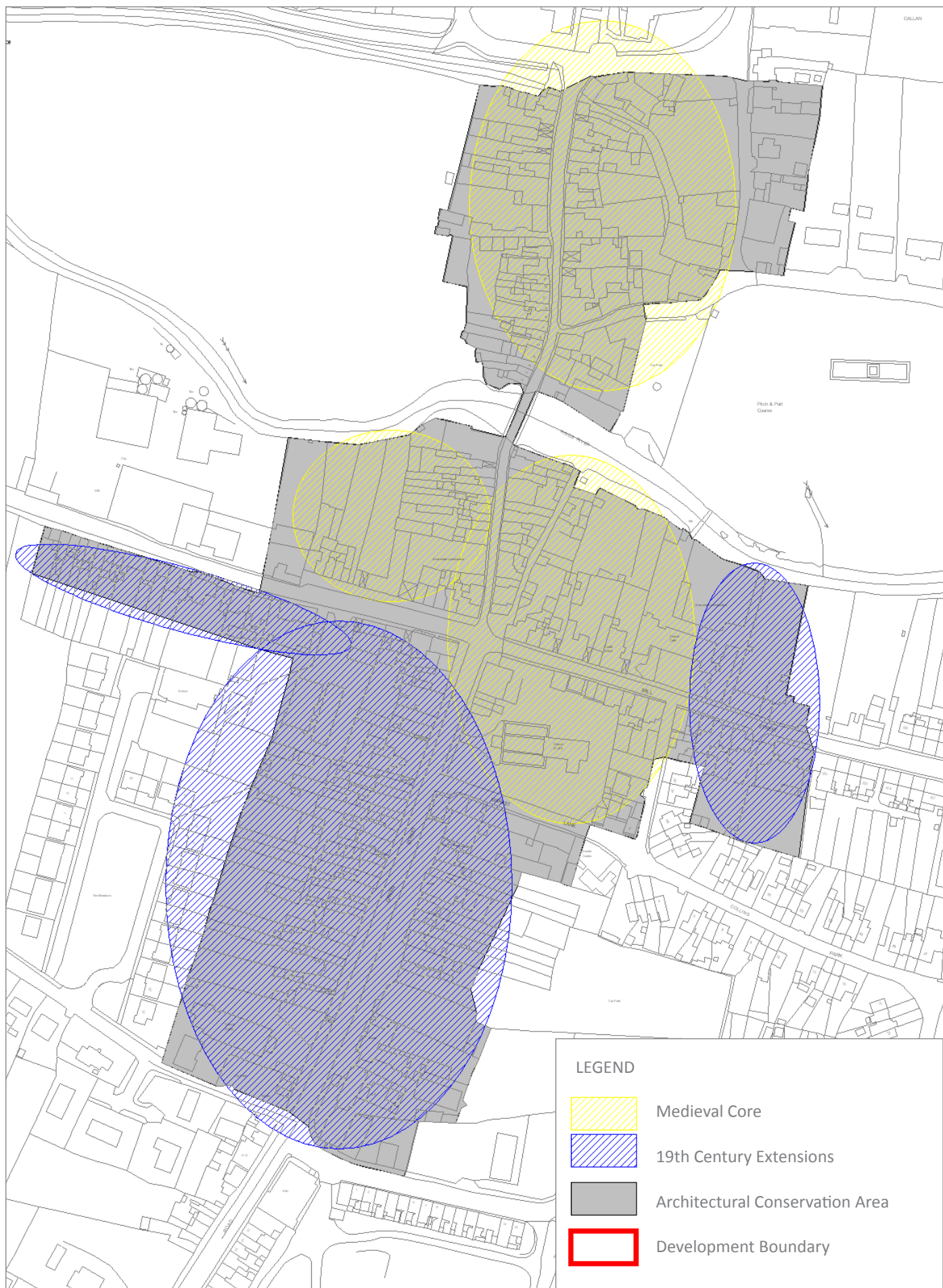
5.17.2 The preservation of the character of the Callan Town ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Callan's built heritage and contribute to its attractiveness. The designated area of approximately 10.12 hectares is located in the historic medieval core of Callan, illustrated in Figure 5.3, and includes portions of Mill Street, Green Street, Market Lane, West Street and Upper Bridge Street.

5.17.3 Two subsections within the ACA have been identified due to their contrasting characteristics. The characteristics of the medieval core accurately reflect the genesis of the town 800 hundred years ago with the dominant characteristics being the narrow street dimensions and narrow building plots. The second subsection consisting of the 19th century extensions to the town contrasts to the medieval core, with generous street dimensions and classically styled civic buildings.

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







**FIGURE 5.3.**  
CALLAN ACA BOUNDARY



AC1: Kilkenny County Council considers that the historic core of Callan town comprises an area of special architectural, archaeological, historic interest, presents an attractive townscape and is worthy of protection. It is therefore proposed to designate the area indicated in Figure 5.3, as an Architectural Conservation Area.

AC2: The purpose of designating the Architectural Conservation Area is to encourage the retention and restoration of the existing buildings and streetscape in a manner which respects its special character and improves that character with appropriate new developments when opportunities arise. In order to preserve the special interest the Council will require

- the retention, repair and maintenance of the buildings which make a positive contribution to the character, appearance, quality and visual coherence of the streetscape of the Conservation Area;
- appropriate form of new development to reflect the existing building line and height;
- materials and finishes, massing, height, alignment, orientation and window proportions that reflect the existing character of the area;
- the protection of the existing landscaping and features within the public realm that contribute to the character of the town, and
- the control of shopfronts and advertising.

## 5.18 Protected Structures

5.18.1 The effect of Protected Structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and enhanced. Works which would, in the opinion of the Planning Authority, have material effect on the character of the structure will require planning permission. It is important to note that not all works to a Protected Structure will constitute material alterations but that some works



which would be exempt to an ordinary structure may require planning permission when carried out to a Protected Structure.

5.18.2 Under Section 57 of the Planning and Development Act 2000, owners and occupiers of protected structures may request a declaration from the Planning Authorities as to the type of works that it considers would or would not materially affect the character of the structure and consequently, which works would or would not require planning permission.

#### RPS1: Protected Structures

In order to protect and preserve buildings, features and sites of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest as highlighted in Appendix 1 of this plan, the Council will require an architectural heritage assessment/architectural impact assessment report to be submitted with all applications related to Protected Structures. This should be prepared in accordance with Appendix B of the “Architectural Heritage Protection, Guidelines for Planning Authorities”.

#### RPS2: Protected Structures

To encourage and apply flexibility in order to secure the appropriate reuse, renovation and rehabilitation of a Protected Structure.



#### National Inventory of Architectural Heritage

5.18.3 The NIAH forms the basis of the proposed additions to the Record of Protected Structures. The NIAH study of Callan identified ninety eight structures within the confines of the Plan area, with each designation given a national, regional or local importance classification. One designation was classified as national importance, ninety four of regional importance with the remaining three classified as locally important.

#### HL1: Historic Landscape

It is the policy of the Council to protect and enhance the historic landscape and character of Callan. In view of this policy, the Council will encourage the protection of those structures included on the National Inventory of Architectural Heritage and will include all structures classified as regional importance or above within the Record of Protected Structures.

#### Action:

5.18.4 To make additions to the Record of Protected Structures on a phased basis using the provisions of Part IV of the Planning and Development Act 2000 – 2006 in accordance with the recommendations by the Minister as set out in the National Inventory of Architectural Heritage.

5.18.5 The Council will seek to include all structures with regional or national importance on the Record of Protected Structures.





### 5.19 Archaeological Heritage

ARC1: It is the policy of the Council to support the protection of archaeological heritage through preservation in situ of, or preservation by record of recorded monuments and any other archaeological features in Callan.

Developers will be required to submit an archaeological assessment of the proposed development where the site includes a monument or site included in the Record of Monuments and Places. The purpose of the archaeological assessment will be to establish the extent of archaeological material associated with the monument or site and define a buffer area which will result in the preservation of the setting and visual amenity of the site.



### 5.20 Play Space

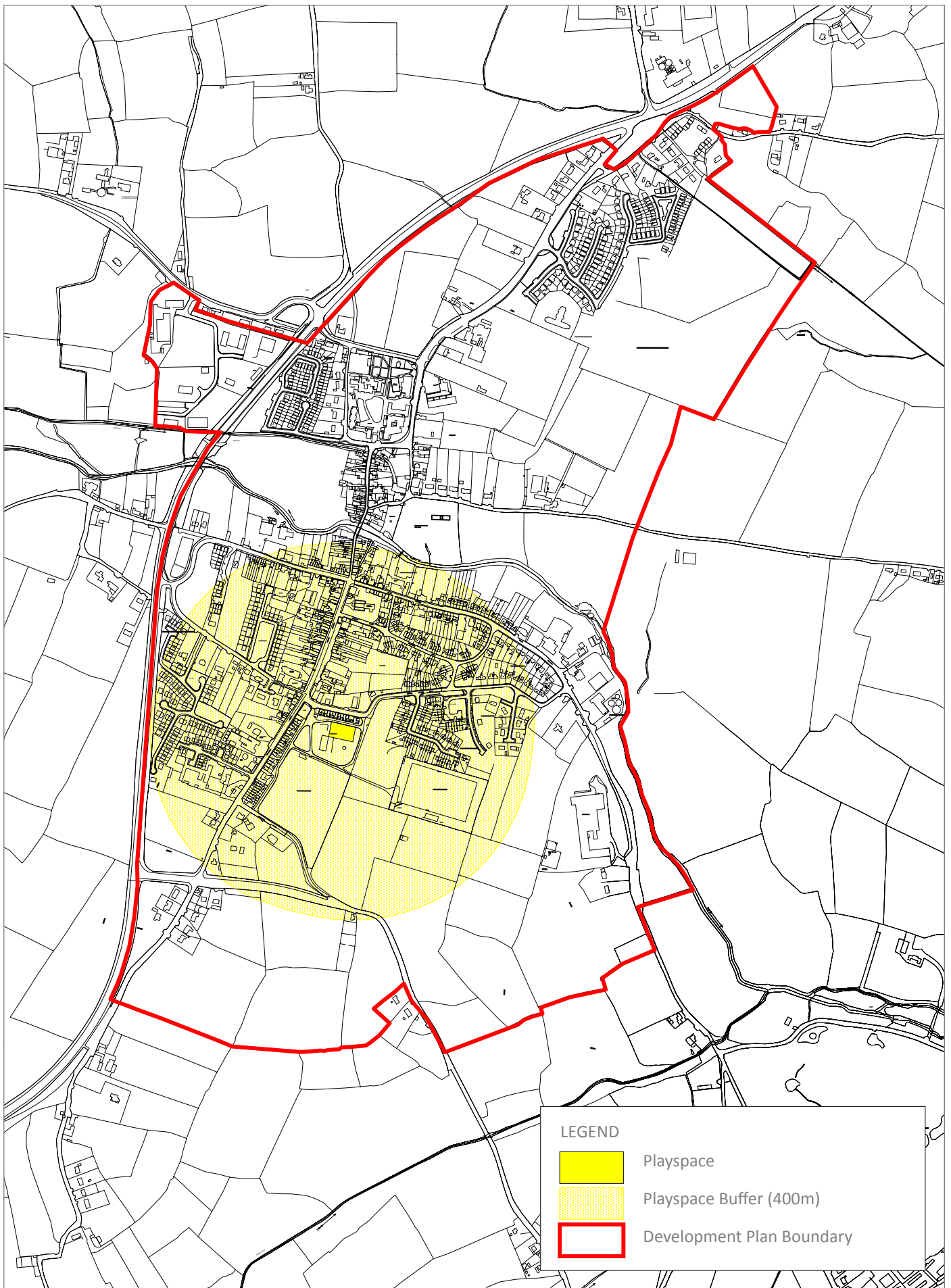
PS1: New residential development is required to be consistent with standards set out in the County Development Plan where a minimum of 10m<sup>2</sup> of dedicated playable space per residential unit is to be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play.

PS2: A significant proportion of the town as indicated in Figure 5.4, could be described as deficient in play space. As these primarily correlate to areas for future development, it is a specific objective of the Local Area Plan to ensure that new play facilities are provided at these locations.

Play Space Type Maximum walking distance from residential unit	
Doorstep Playable Space	100m
Local Playable Space	400m
Neighbourhood Playable Space	800m
Youth Space	800m

Table 5.5: Play Space Standards CDP 2008 – 2014





**FIGURE 5.4.**  
EXISTING PROVISION OF CHILDREN'S PLAYSPACE AND AREAS OF WITHIN 400M OF FACILITIES

## 5.21 Community Facilities

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

CF2: It is a specific objective of the Plan to allow for the development of a new Primary Health Care facility at Callan workhouse.



## 5.22 Educational Requirements

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

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



- the potential to share public and school use of major public open spaces

5.22.2 The Department of Education methodology for calculating demand for school places assumes that on average, 12% of the population are of primary school going age and 8.5% are of secondary school going age. It can therefore be estimated that approximately 276 children would be of primary school going age and 196 children would be of secondary school going age.

5.22.3 Assuming that an additional 259 persons will reside in the town over the Plan period (2008 – 2014), it can also be assumed that there may be an additional 53 persons of school-going age, 31 of whom would be at primary level and 22 at secondary level.

5.22.4 An increase in the population of 2,439 (2014 – 2020) would result in 500 persons of school going age, 293 of whom would be at primary level and 40% 207 at secondary level.

ED1: Given the current school capacity and number of available places outlined in Table 3.5, there is unlikely to be any requirement for primary or secondary schools during the Plan period. However, this will be continue to be monitored during the lifetime of the Plan.



ED2: Scoil Mhuire and Scoil Iognaid Rís are likely to be amalgamated to form Bunscoil McAuley Rís which will be accommodated on the existing Scoil Mhuire Kilkenny Road site. The Local Area Plan will seek to support the delivery of enhanced education facilities and require consideration of design objectives set out in the County Development Plan in addition to the following design criteria:

- A sustainable approach to design, construction and environmental servicing;
- Good use of the site, balancing the needs of pedestrians, cyclists and cars;
- Good organisation of spaces ensuring that they are easily legible and fully accessible;
- Flexible design to allow for short-term changes of layout and use, and for long-term expansion or contraction;
- Good environmental conditions throughout including optimum levels of natural light and ventilation for different activities and
- Well-designed external spaces offering a variety of different settings for leisure, learning and sport<sup>9</sup>.



### 5.23 Childcare facilities

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

9 For further information on school design and exemplar development please refer to 'Creating Excellent secondary schools' CABE 2007 <http://www.cabe.org.uk/AssetLibrary/9920.pdf>

Table 5.6: Land Use Zoning Objectives

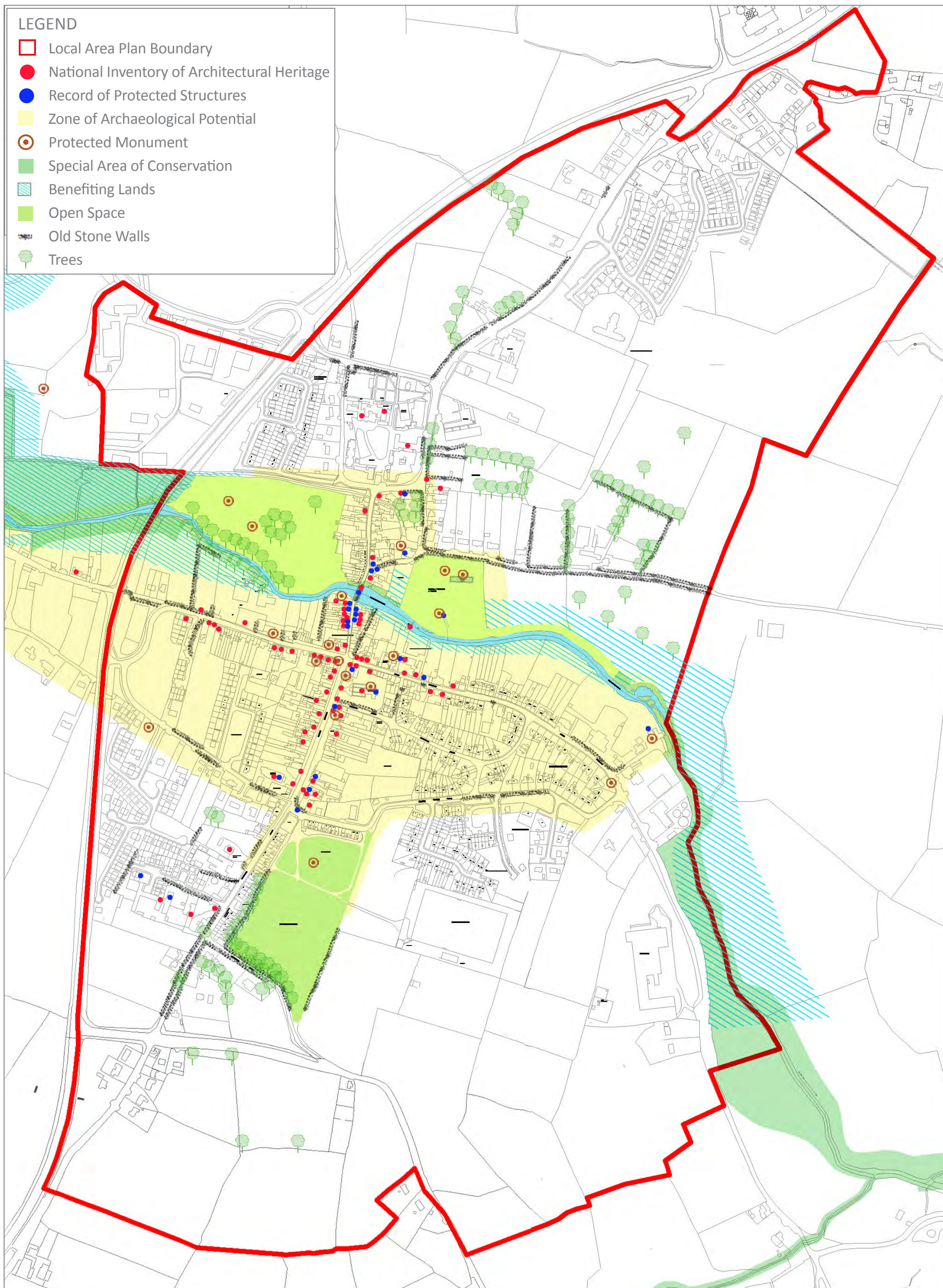
Land Use	Objective	Permitted Uses	Open for Consideration	Not permissible
Residential	To create a sustainable community and protect and enhance amenities in existing residential areas	Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facilities, nursing homes, bed and breakfast establishments and guesthouses, home-based economic activity, playing fields, local convenience shop, nursing homes and medical centre.	Lock up garages, Public house, hotel, restaurant. Use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or creche.	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
General Business	To allow a flexible approach to development that supports the vitality and viability of the town centre	Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.	Open space, workshop or light industry, small incubator uses provided that there is no adverse impact to the amenity of adjacent residential areas.	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
Community facilities	To protect, provide and enhance community facilities	Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries, medical centres and nursing homes.	Public service installations Open space	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
Industrial	To provide for employment and related uses	Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, retail warehousing	Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/ crèche and open space	Retailing other than retail warehousing

Land Use	Objective	Permitted Uses	Open for Consideration	Not permissible
Amenity / Open Space / Green Links / Biodiversity Conservation	To allow for amenity / open space / green links / biodiversity conservation purposes	Open space, playgrounds and facilities associated with active recreational uses	Café, club house and associated facilities / recreational building, golf course, water based recreational activities, agricultural buildings.	Uses that may affect the integrity of the River Barrow and River Nore SAC designation which extends to include the King's River.
Mixed Use	To provide a range of uses, particularly those that have been identified as deficient and that will serve as a basis for sustainable neighbourhood centres incorporating appropriate amounts and combinations of residential/ retailing / employment / office / service / tourism.	Hotels and ancillary uses, offices, research and development, light industry that is inappropriate and may not be accommodated within the existing town centre / residential area. Ancillary uses such as car parking, childcare facilities, community facility, enterprise centre, funeral home, light industry, medical and related consultants, offices, public service installations, restaurant, live work units. See Mixed use profiles	Other uses as permitted and open for consideration within residential zoning including local convenience shop	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
Mixed use sites – specific objectives				
John Lockes GAA	To improve the neighbourhood retail provision in areas subject to new housing development	Dwellings, retailing, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, hotels, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls and live work units	Other uses as permitted and open for consideration within residential zoning	
Prologue Site	To enhance tourism facilities and retail facilities	Hotels and ancillary uses such as leisure facilities, recreational buildings, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls, convenience retailing	Dwellings, offices, public buildings or places of assembly, cultural or educational buildings, other uses as permitted and open for consideration within residential zoning	



Land Use	Objective	Permitted Uses	Open for Consideration	Not permissible
Cannafahy	To provide for commercial office uses, discount and neighbourhood retailing	Commercial uses such as financial services, live work units, neighbourhood and discount retail	Other uses as permitted and open for consideration within residential zoning	
Haggardsgreen	To provide for neighbourhood or convenience retailing	Dwellings, retailing, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, hotels, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls and live work units	Other uses as permitted and open for consideration within residential zoning	





**FIGURE 5.5.**  
CALLAN ENVIRONMENTAL CONSTRAINTS MAP







# 06

## Urban Design Framework and Masterplan Description

### 6.1 Masterplan Description

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

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

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

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

6.1.3 Chapter 7 provides site development briefs or development blocks that reflect the proposals set out in this masterplan. These development blocks reflect areas referenced in Table 8.1 and Figure 8.1 in Chapter 8.

6.1.4 Whilst the proposed linkages are likely to represent the most deliverable option, this Masterplan is indicative in terms of layout. The exact elements e.g. access points of future proposals will be established at the more detailed design level. Mandatory objectives are set out for each site development brief.

### Urban Design and Development Principles

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

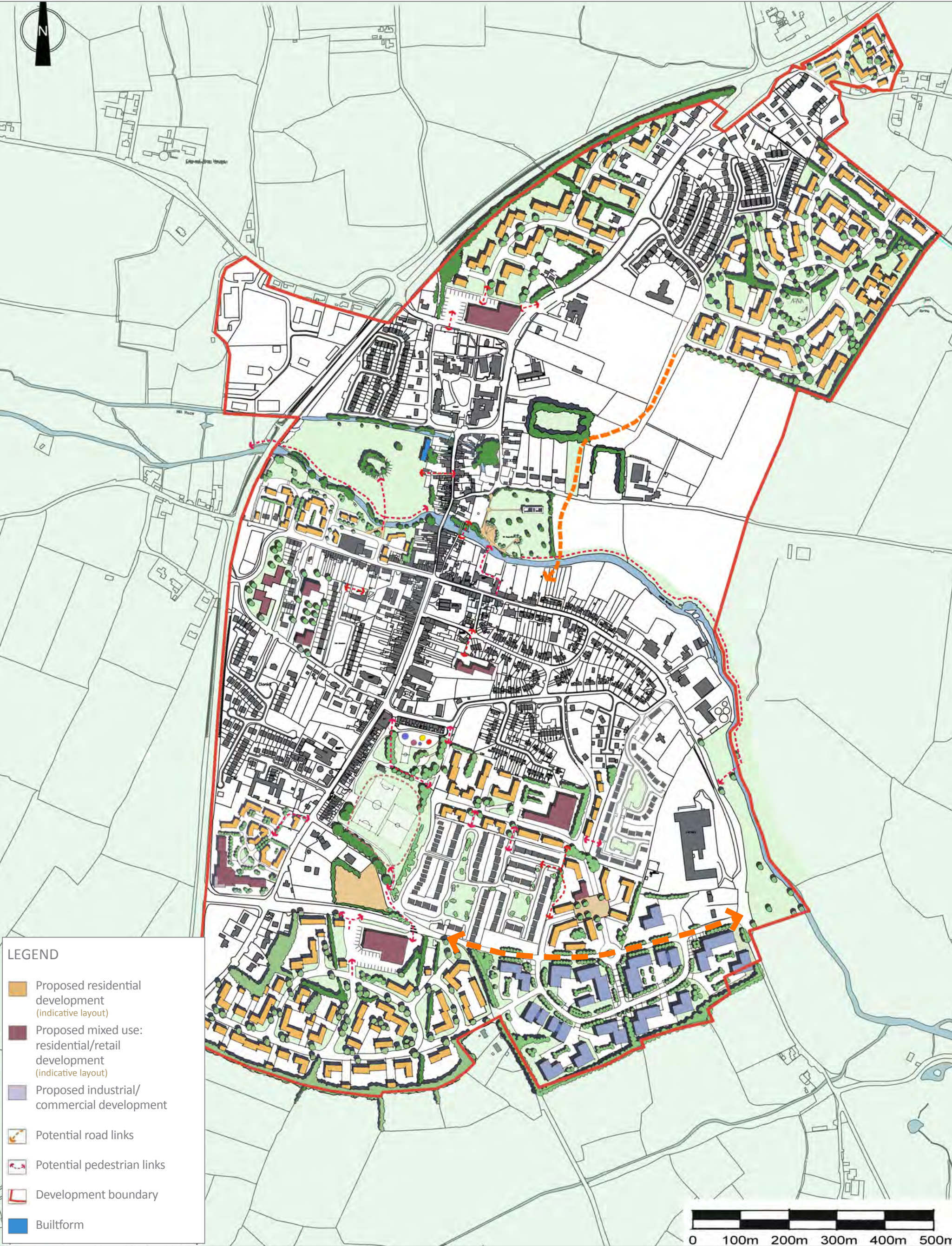
- Consider and reflect the physical, social and environmental context of the town;
- Protect the town's historic fabric and positively contribute towards its identity and character;
- Improve the public realm and provide for public and private spaces that are clearly distinct and contribute to continuity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

### Urban Design Principles for Backland Areas

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

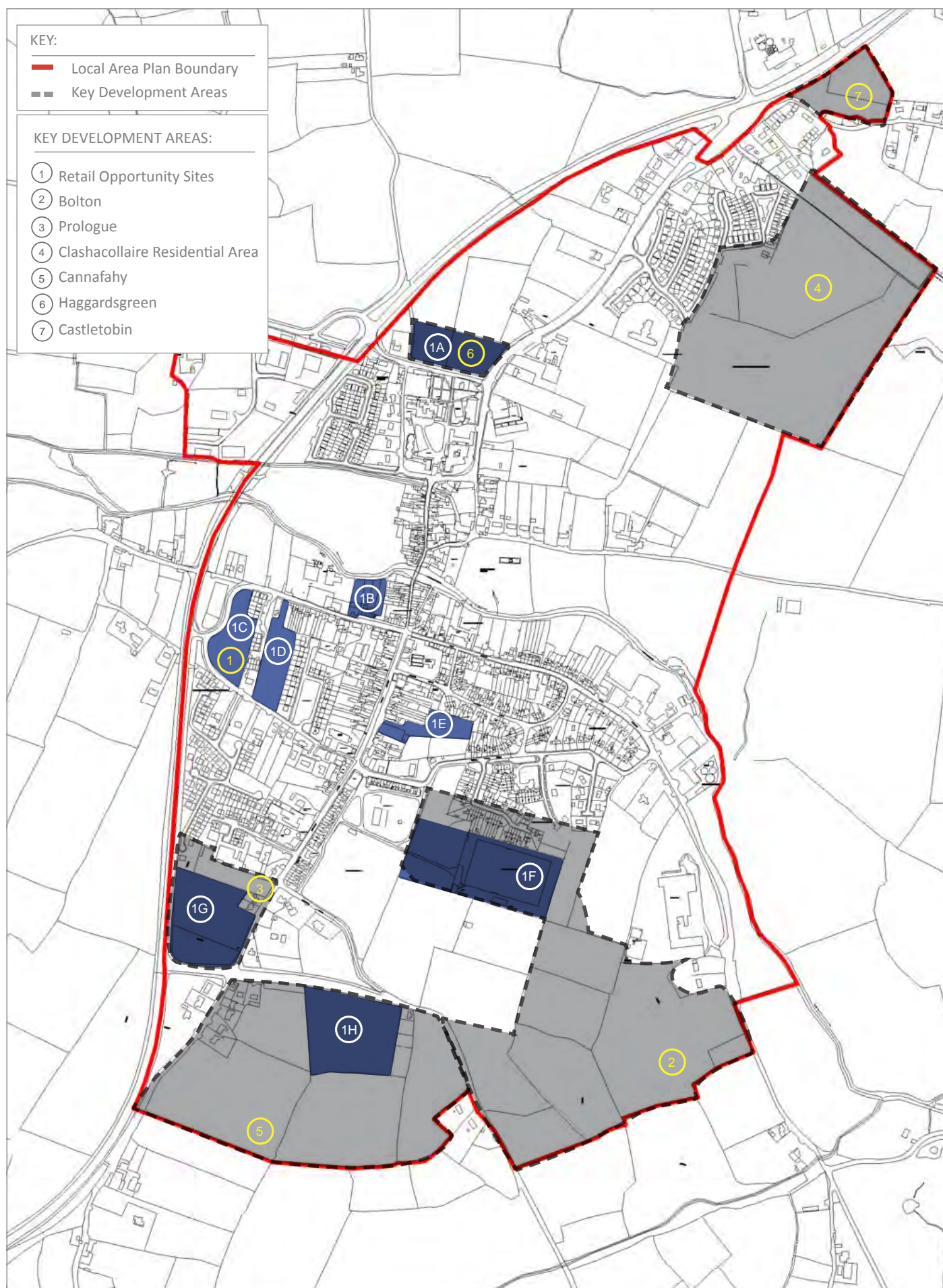
- Density, height and form of surrounding buildings;
- The need to maintain a consistent street frontage and common building line which will help to create continuity of frontage, reinforce streetscape and provide definition and enclosure to the public realm;
- Access arrangements that include measures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











**FIGURE 7.1**  
CALLAN KEY DEVELOPMENT AREAS



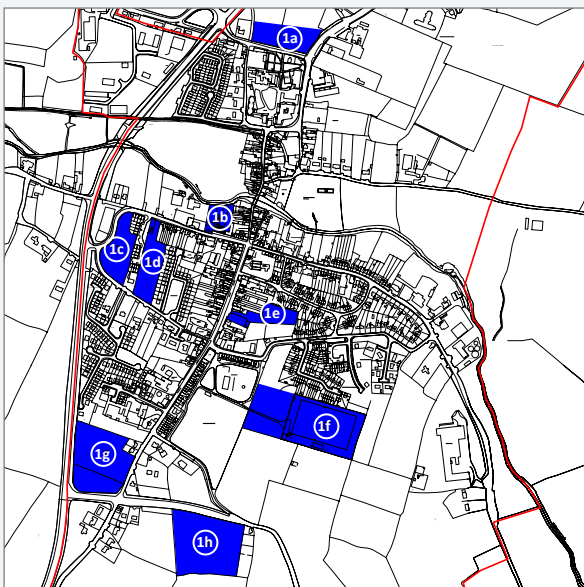




# 07

## Site Development Briefs

### 7.1 AREA 1: RETAIL OPPORTUNITY SITES<sup>1</sup>



Area 1: Retail Opportunity Sites

#### 7.1.1 Introduction and Context

Town centre vitality and viability is one of the central objectives of the plan and this section highlights in more detail a number of sites suitable for retail development.

The sites vary in size and are as follows:

- 1a) Haggardsgreen, approximately 0.71 hectares north of the King's River.
- 1b) West Street, approximately 0.47 hectares.

- 1c) Chapel Street / West Street 1, approximately 1.026 hectares site to the south of Mill Street on the western edge of town boundary.
- 1d) Chapel Street / West Street 2, Approximately 1.017 hectares site immediately east of previous site.
- 1e) Green Street, approximately 0.67 hectares site north of bank on Green Street.
- 1f) John Locke's GAA site, approximately 3.743 hectares located south of Lower Green Lane and east of the Fair Green.
- 1g) Prologue, approx 2.34 hectares bounded by the N76, the Clonmel Road and the Coolagh Road.
- 1h) Cannafahy, approx 2.69 hectares located off the Coolagh Road.

All sites have been identified as opportunity sites with potential for a range of general business uses, specifically retail.

#### 7.1.2 Development Influences

Section 5.3 outlines potential constraints with respect to the retail opportunity sites identified as part of this plan and should be read in conjunction with this site development brief. Key constraints that should be addressed in any development proposals include:



#### 1A

- Linkages with town centre
- Trees, natural features of the site
- Stone walls
- The need to minimise visual impact
- Traffic impact / car parking requirements

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 1B

- Car Parking
- Traffic impact
- The need to minimise visual impact
- Consider impact on Special Area of Conservation
- Zone of archaeological potential

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 1C & 1D

- Traffic impact / car parking requirements
- Protected Structures and structures recorded on the National Inventory of Architectural Heritage;
- Zone of archaeological potential

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 1E

- Traffic impact / car parking requirements
- Zone of archaeological potential

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 1F

- Vehicular access
- Adjacent residential communities

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 1G

- Visual impact
- Physical linkages with other areas of commercial activity within the town
- Traffic impact

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 1H

- Distance from town centre
- Poor pedestrian linkages
- Significant trees and hedgerows
- Traffic impact and road safety

#### Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

The key opportunities that exist for Retail Opportunity Sites Area include:

- Retail Uses – Potential to provide high quality retail uses in the town to complement existing provision and support vitality and viability

#### 7.1.3 Mandatory Objectives

The development of Area 1 must include for:

- improvements in the retail offer
- increasingly sustainable shopping patterns

#### 7.1.4 Development Principles

##### Land Use

- 1a** This site has been designated as mixed use.
- 1b** This site has been designated as general business.
- 1c** This site has been designated as general business.
- 1d** This site has been designated as general business.
- 1e** This site has been designated as general business.
- 1f** This site has been designated as mixed use.
- 1g** This site has been designated as mixed use.
- 1h** This site has been designated as mixed use.

##### Transport & Access

These sites are highly accessible by a range of transport modes however further consideration will be required in relation to traffic management, car parking and pedestrian access.

##### Natural Environment

Developments will be required to protect and enhance biodiversity and existing natural features of the sites

##### Urban Design

The urban design strategy for the site is based upon the objective of maximising the potential of these sites with respect to the retail offer, supporting sustainable retail patterns and increasing opportunities for walking and cycling. Proposals should support the following urban design objectives:

- New developments should be well integrated with the existing centre by respecting the building line of the existing urban environment and, where appropriate, building up to the edge of the curtilage,
- Building form should be linked with the surrounding urban fabric and should provide for linked trips to the remainder of the centre contributing towards improving the environmental quality of the centre, through appropriate public realm improvements;
- Active frontages particularly at ground floor levels;
- Building height and massing sufficiently articulated to demonstrate a fine to medium grain of development that addresses the scale of existing development;
- For site B (West Street), built form should maximise the potential of the riverfront location and views of the Motte national monument should be incorporated into the design concept;
- Where relevant, development should support linkages to nearby walking /cycling routes; and
- The full development potential of site E (Green Street), requires support of adjacent landowners and re use of existing buildings such as the Co-op.



## 7.2 AREA 2: BOLTON



### 7.2.1 Introduction and Context

The Bolton Development Area is a significant area of undeveloped land in the town. It is situated to the south east of the town and incorporates the John Lockes GAA site and a significant area of greenfield land.

With the exception of the John Lockes GAA site which is reasonably accessible to the town centre, development of the remaining area constitutes a significant extension to the built fabric of the town and is located at some distance from existing amenities.

Adjacent uses to the John Lockes GAA site include housing and open space. The remaining area is primarily industrial in nature.

The site is bounded to the north-west by housing, open space and to the south by the R698 and to the east by the R699. It is situated in an area of reasonably low lying land and in an area of poorly drained surface water gley soils.

The site is approximately 22 hectares and has been zoned for residential and industrial uses.

### 7.2.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The poor soil drainage;
- Lack of road infrastructure and access, particularly between the R699 and the R698;
- The improvement of pedestrian routes including those that provide for direct access to the centre of the town and to the Fairgreen and John Lockes GAA;
- Accommodate and facilitate the compatibility of a range of land use types in this area including residential, employment and retail;
- Incorporate existing areas of biodiversity value and natural landscape features such as trees and hedgerows; and
- Incorporate high quality landscaping

The key opportunities that exist for the Bolton Development Area include:



- Mix of use – Potential to accommodate a variety of uses in order to support economic development and providing facilities for existing and new residential areas;
- Open space and Amenity – Provide quality open space and improve access to nearby play facilities; and
- Possibility to improve use, activity and surveillance of the Fairgreen.

### 7.2.3 Mandatory Site objectives

The development of area 2 must include for:

- A new link road between the R699 and the R698 with cycleways and footpaths; and
- Access for pedestrians and cyclists between the GAA lands and the Fair Green.

### 7.2.4 Development Principles

#### Land Use

The Bolton Development Area includes a number of distinct land use zoning objective including areas that have been identified for residential, employment and mixed use development.

#### Transport & Access

Access to the site is limited. New road infrastructure will be required with the provision of a link road between the R699 and the R698.

Existing pedestrian and cycle access through the Fairgreen will also require improvement. This will allow for direct pedestrian / cycle access from the site to the town centre by sustainable means.

#### Urban Design

The Bolton Development Area is currently a greenfield site located away from the existing urban fabric. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide for high quality, sustainable development that is integrated and linked with Callan town centre. This will be achieved by requiring further more detailed masterplanning exercises for the John Lockes GAA site, Bolton residential area and Bolton employment area. These masterplans and subsequent built development should provide for:

- Building height and massing sufficiently articulated to demonstrate a fine to medium grain of development;
- Incorporate existing landscape features into future landscape design;
- Building form that provides for new linkages encouraged by permeability through the site; and
- Natural surveillance on any proposed routes through the site.





### 7.3 AREA 3: PROLOGUE



#### 7.3.1 Introduction and Context

The site is situated in the south western quadrant of the town and is bounded by the N76 to the west, the R698 to the south, and to the east by the Clonmel Road. The Callan Workhouse designated for community facilities and an area of residential housing are located to the north of the site.

It is currently a greenfield site with direct road access available from the Clonmel Road.

#### 7.3.2 Development Influences

Key constraints to be addressed in any development proposals include:

- Visual Impact, taking into account visibility from the N76 by pass;
- Integration of a mix of uses;
- The provision of access points and routes that allow access through the site and provide the most direct pedestrian to the main shopping area and sites of historic interest;
- Incorporate natural features of the site.

The key opportunities that exist for the site include:

- Mix of uses with significant potential to accommodate residential uses, a hotel and ancillary uses on this site
- Linkages – Potential to improve signage, wayfinding and visual permeability in the town
- Public realm and Amenity – Provide quality open space and public realm enhancements.
- Constraints on water supply and waste water treatment capacity.

#### 7.3.3 Mandatory Objectives

The development of this area must include:

- Mix of uses with specific focus on tourist related facilities
- Access through the sites and increase in the permeability of this area of the town.



### 7.3.4 Development Principles

#### Land Use

The development opportunity site is subject to two distinct zoning objectives; residential and mixed use development. For the area where mixed use has been deemed suitable the following uses are considered appropriate:

- Hotel / tourism related uses
- Retailing
- Ancillary leisure uses such as restaurants/ bar / fitness centre/ gym
- Residential uses
- Appropriate provision of car parking

#### Transport & Access

Access to the site is from the Clonmel Road.

#### Natural Environment

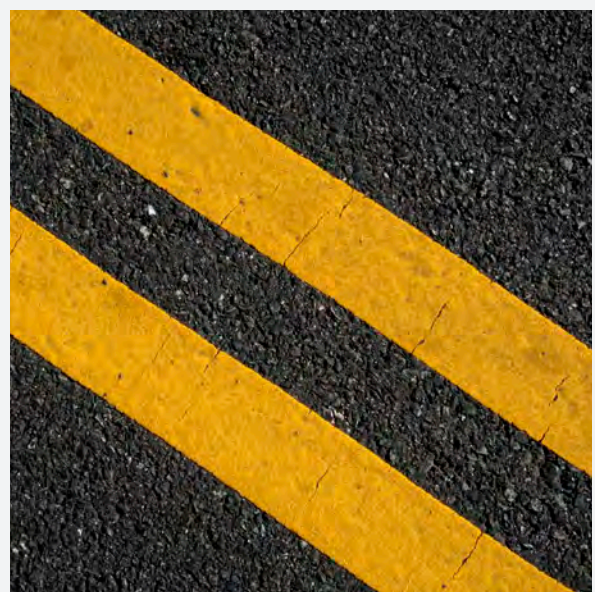
Developments will be required to protect and enhance biodiversity and existing natural features of the sites



#### Urban Design

The development opportunity site is currently a greenfield site. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide for a high quality hotel development and adjacent residential uses. This can be achieved through:

- Building form and height that create minimal visual impact particular from N76;
- Building massing that is sufficiently articulated to demonstrate a fine to medium grain of development;
- Active ground floor uses should be promoted along all key routes and new public/ open space;
- Improvement to visual permeability / way finding in the town; and
- Existing features natural or otherwise including stone walls the perimeter of the site should be incorporated into the development of the site.





## 7.4 AREA 4: CLASHACOLLARE RESIDENTIAL AREA



### 7.4.1 Introduction and Context

The Clashacollare area is situated to the north-east of the town and located approximately 1.4km from the Bridge Street / Green Street intersection

Development in this area represents the second phase of an existing residential development which has recently been completed. The site is bounded to the north, east and south by agricultural land.

The remaining area for development is greenfield agricultural land comprising a number of fields with associated boundaries and hedgerows.

The current access is through the existing residential development at Friary Walk.

### 7.4.2 Development Influences

Key constraints to be addressed in further development proposals include:

- The lack of connectivity with the town centre and associated lack of service facilities

- Lack of waste water treatment facilities and the requirement for attenuation ponds

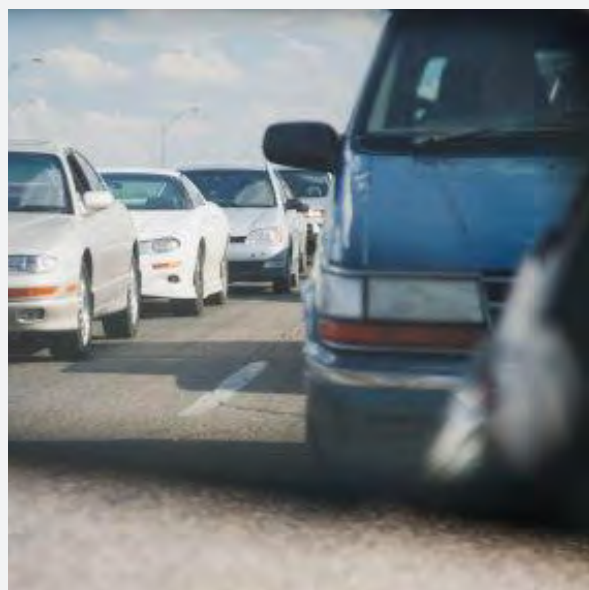
The key opportunities that exist for this area include:

- Linkages – Potential to improve permeability in the town
- Residential development - Potential to deliver a sustainable residential quarter without prejudicing the long term objective of providing additional road infrastructure linking Clashacollare with the town centre

### 7.4.3 Mandatory objectives

The development of Area 4 must include for::

- New public open space and play facility
- High quality, energy efficient and accessible residential environments;
- Create mixed communities; and
- To support compact development with a fine urban grain and associated amenity space and community facilities.



#### 7.4.4 Development Principles

##### Land Use

Clashacollare has been identified as an area for residential development and ancillary uses.

##### Transport & Access

Access is currently provided via Friary Walk. Connectivity could be improved by providing additional road infrastructure linking Clashacollare with the town centre.

##### Natural Environment

Developments will be required to protect and enhance biodiversity and existing natural features of the sites.

##### Urban Design

The urban design strategy for this area is based upon the objective of maximising the potential for the site to provide for high quality development that supports sustainable communities. Development at this location should therefore seek to:

- Provide new linkages that would encourage movement through the site;
- Provide roads, parking and pedestrian routes that are integrated, safe and reflect the needs of the community and the environment;
- Create a place of distinctive character and legibility;
- Incorporate sustainable urban drainage and existing natural features such as streams and hedgerows into the design of new development on the site; and
- Provide active ground floor uses which complement public space and provides natural surveillance.





## 7.5 AREA 5: CANNAFAHY



### 7.5.1 Introduction and Context

The Cannafahy development area is located to the most southern end of the town. The area comprises approximately 16.07 hectares.

The site is bounded to the north and east by the R698, to the west by the Coolalong Road and to the south by agricultural land.

The site is currently agricultural in nature and characterised by a number of field and hedgerow boundaries. A small number of individual housing developments, particularly on Coolalong road are also located within this masterplan area.

### 7.5.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The potential for visual impact;
- Existing natural features on the site; and
- Poor linkages with the town centre and existing built fabric.

The key opportunities that exist for the area include:

- Potential to become a distinct and high quality residential quarter in the town with commercial and ancillary retail uses.
- Linkages – Potential to provide linkage with the area and improve connectivity with adjacent areas.

### 7.5.3 Mandatory Objectives

The development of Area 5 must include for:

- Good quality and direct pedestrian linkages with the town
- Road safety and traffic calming through provision of signalised pedestrian crossing at the appropriate location
- Maintain natural features of the site



#### 7.5.4 Development Principles

##### Land Use

Among mixed use zoning objectives, the Cannafahy area permits residential and retailing uses

##### Transport & Access

As the area is undeveloped there is currently no access with the exception of the frontage onto the R698 road. Further road infrastructure and linkages are required for comprehensive development of this area.

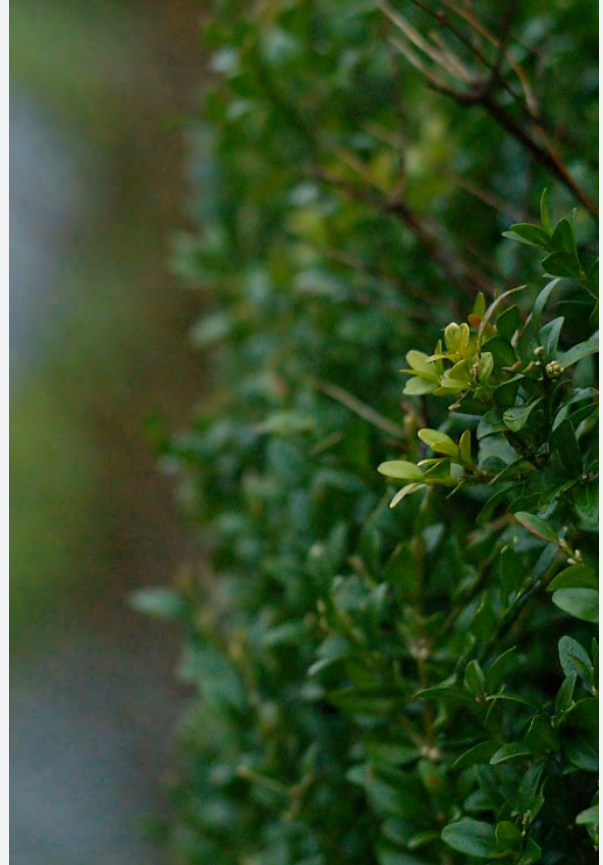
##### Natural Environment

Developments will be required to protect and enhance biodiversity and existing natural features of the sites

##### Urban Design

The urban design strategy for the Cannafahy area is based upon the objective of maximising the potential for the site to provide for high quality residential and appropriate commercial and retail uses. High quality development at this location should seek to:

- Provide new linkages that would encourage movement through the site;
- Provide roads, parking and pedestrian routes that are integrated, safe and reflect the needs of the community and the environment;
- Create a place of distinctive character and legibility;
- Incorporate sustainable urban drainage and existing natural features such as streams and hedgerows into the design of new development on the site; and
- Provide active ground floor uses that complement public space and provide natural surveillance.





## 7.6 AREA 6: HAGGARDSGREEN



### 7.6.1 Introduction and Context

Haggardsgreen is located to the north of the town centre and comprises approximately 1 hectare in size.

The site is bounded to the north by greenfield land which has been zoned for residential development. Schools, St. Brigid's College and Colaiste Eamonn Ris, are located to the east and south of the site whilst the N76 bypass is located close to the western boundary.

The site is currently agricultural in nature and has been zoned for mixed use development.

### 7.6.2 Development Influences

Key constraints to be addressed in any development proposals include:

- Traffic management
- Permeability, in particular walking routes between the site and town centre;
- Potential visual impact; and
- Presence of hedgerows running through the site or existing natural features on the site.

The key opportunities that exist for the area include:

- Good access / proximity of the N76
- Provision of retail facilities close to residential developments to the north of the town
- Potential for improved pedestrian and cycle linkages from neighbouring residential areas and the town centre.

### 7.6.3 Mandatory Objectives

The development of Area 6 must include for:

- Minimise impact on vitality and viability of town centre;
- Minimise visual impact of retail development
- Provide good pedestrian access to the centre through improved linkages with Bridge Street



#### 7.6.4 Development Principles

##### Land Use

Haggardsgreen has been zoned for mixed use development. Uses deemed suitable on this site include:

- Convenience and neighbourhood retail development
- Ancillary uses

##### Transport & Access

The R695 bounds the southern edge of the site. Access to the site is from the N76 bypass to the west of the site and the Kilkenny Road to the east of the site.

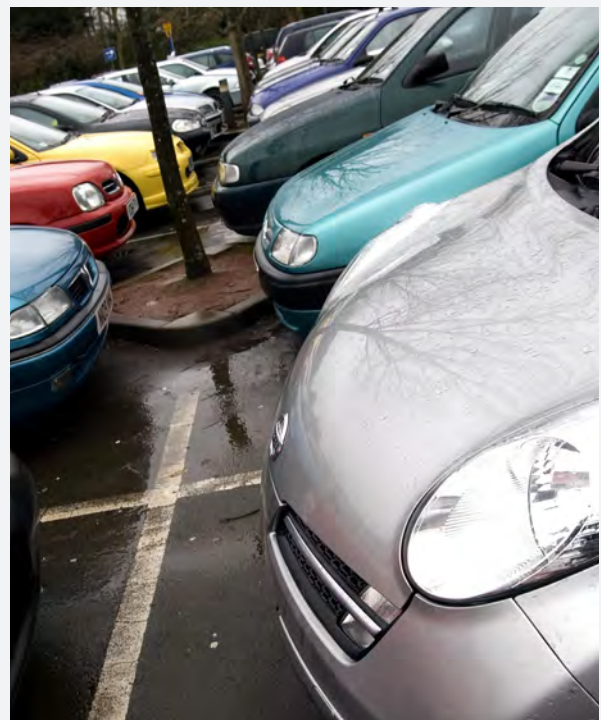
##### Natural Environment

Developments will be required to protect and enhance biodiversity and existing natural features of the sites.

##### Urban Design

Haggardsgreen is currently a greenfield site. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide high quality convenience retail to the neighbouring area whilst achieving linkages between the site and the town centre, in particular Bridge Street. High quality development at this location should seek to:

- Provide new linkages that would encourage movement between the site and the town centre;
- Minimise visual impact by applying an appropriate building height and massing;
- Development should support linkages to nearby walking and cycling routes;
- Maximise the amount of active street frontage; and
- Ensure that the bulk of car parking is provided to the rear of the unit.





## 7.7 AREA 7: CASTLETOBIN



### 7.7.1 Introduction and Context

The Castletobin Site is located to the north of the town, approximately 1.5 km from the Bridge Street and Green Street intersection. The site is approximately 1.6 hectares.

The site is part bounded to the south by the Avonree Court / Clashacollare residential area, to the north west by the N76 bypass. To the north and east of the site is undeveloped agricultural land.

Current access to the site is from the N76 Callan Road and the Kilkenny / Maxtown Road.

### 7.7.2 Development Influences

Key constraints to be addresses in further development proposals include:

- The lack of connectivity with the town centre;

The key opportunities that exist for this area include:

- Improvements to road, pedestrian and cycling infrastructure at Castletobin West

### 7.7.3 Mandatory Objectives

The development of Area 7 must include for:

- Good quality and usable public open space;
- High quality, energy efficient and accessible residential environments; and
- Create mixed communities;

### 7.7.4 Development Principles

#### Land Use

Castletobin has been identified as an area for residential development.

#### Transport & Access

Access to the site is currently provided via the Maxtown Road / Castletobin West

Access via N76 should be avoided



### Natural Environment

New residential development will be required to protect and enhance biodiversity and existing natural features of the site including trees, hedgerows.

### Urban Design

The urban design strategy for this area is based upon the objective of maximising the potential for the site to provide for high quality development that supports sustainable communities. Development at this location should therefore seek to:

- Provide new linkages that would encourage movement between the site, town centre and neighbouring residential areas;
- Provide roads, parking, pedestrian and cycling routes that are integrated, safe and reflect the needs of the community and the environment;
- Create a place of distinctive character and legibility; and
- Incorporate sustainable urban drainage and existing natural features such as streams and hedgerows into the design of new development on the site.







# 08

## Implementation

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

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

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

8.1.3 It also includes specific objectives and infrastructure requirements arising from the key development areas.





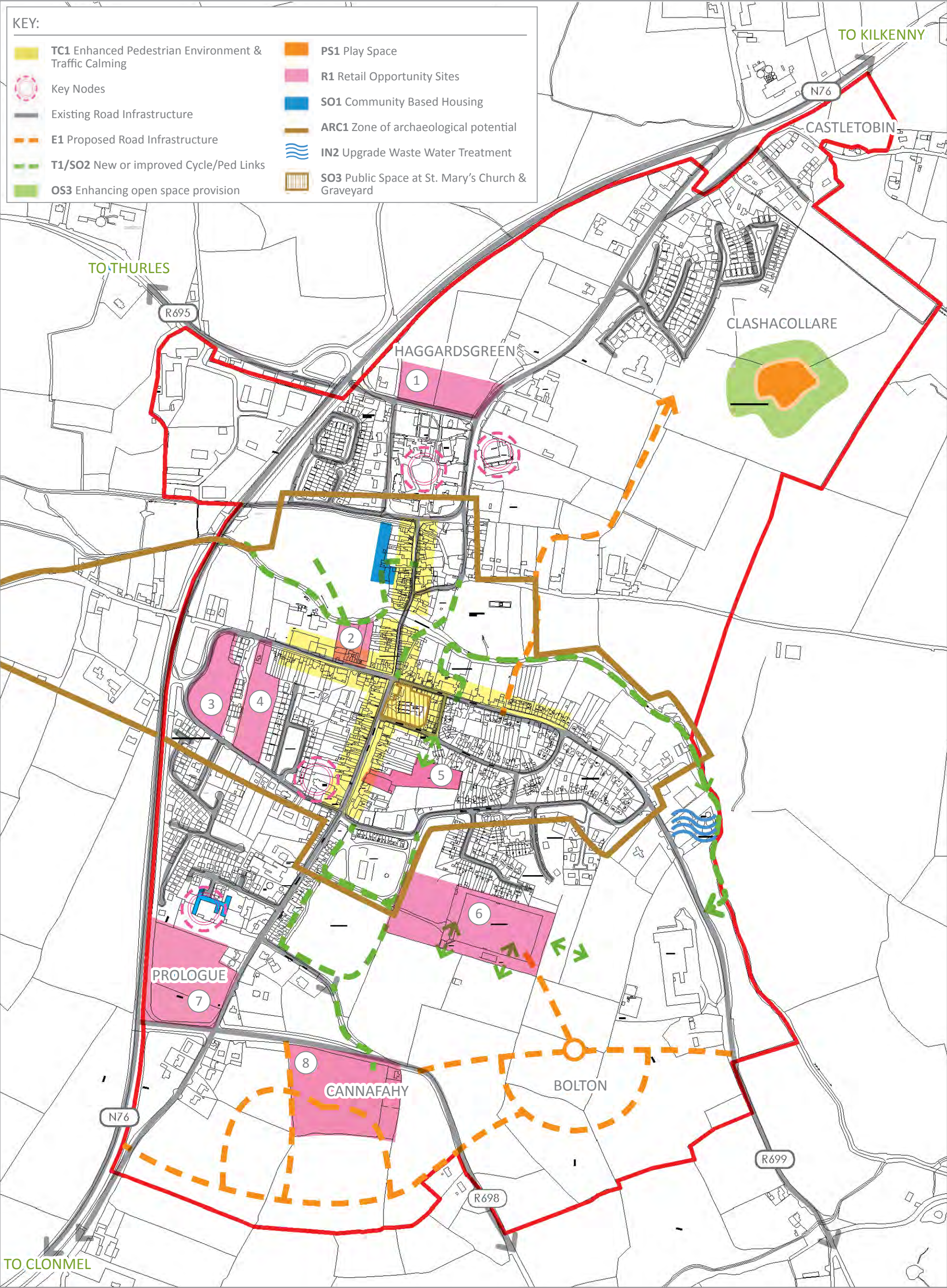
	AREA 1:	AREA 2:	AREA 3:	AREA 4:
Development Blocks	Retail Opportunity Sites	Bolton	Prologue	Clashacollare
Infrastructural Requirements	<p>Traffic calming</p> <p>Public car parking provision</p> <p>New and improved pedestrian and cycle links</p>	<p>New link road between R699 and R698</p> <p>Access to mixed use development at the John Lockes GAA pitch</p> <p>New and improved pedestrian and cycle links</p> <p>Provide adequate screening in the form of planting, landscaping and mounding between commercial / employment areas and residential or recreational areas.</p>	<p>New and improved road links</p> <p>Provide adequate screening in the form of planting, landscaping and mounding between employment areas and residential areas and the N76.</p>	<p>Attenuation ponds as required</p> <p>Allow for and contribute to future road links to the R699</p> <p>Ancillary neighbourhood services and amenity space</p>
Key Delivery Partners	KCC, retailers and land owners	KCC, KCC Roads and Parks Dept, landowners and developers	KCC, KCC Roads and Parks Dept, landowners and developers	KCC, KCC Roads Dept, landowners and developers

Table 8.1.1: Infrastructure and Services Required

	AREA 5:	AREA 6:	AREA 7:
Development Blocks	Cannafahy	Haggardsgreen	Castletobin
Infrastructural Requirements	<p>New Road infrastructure</p> <p>Ancillary neighbourhood services and amenity space</p>	<p>Provide good pedestrian access to the centre through improved linkages with Bridge Street</p>	<p>Improvements to road, pedestrian and cycling infrastructure at Castletobin West</p>
Key Delivery Partners	KCC, KCC Roads Dept, landowners and developers	KCC, retailers and land owners	KCC, land owners and developers

Table 8.1.2: Infrastructure and Services Required





**FIGURE 8.1**  
DEVELOPMENT OBJECTIVES MAP





# Appendix 01

Built Heritage



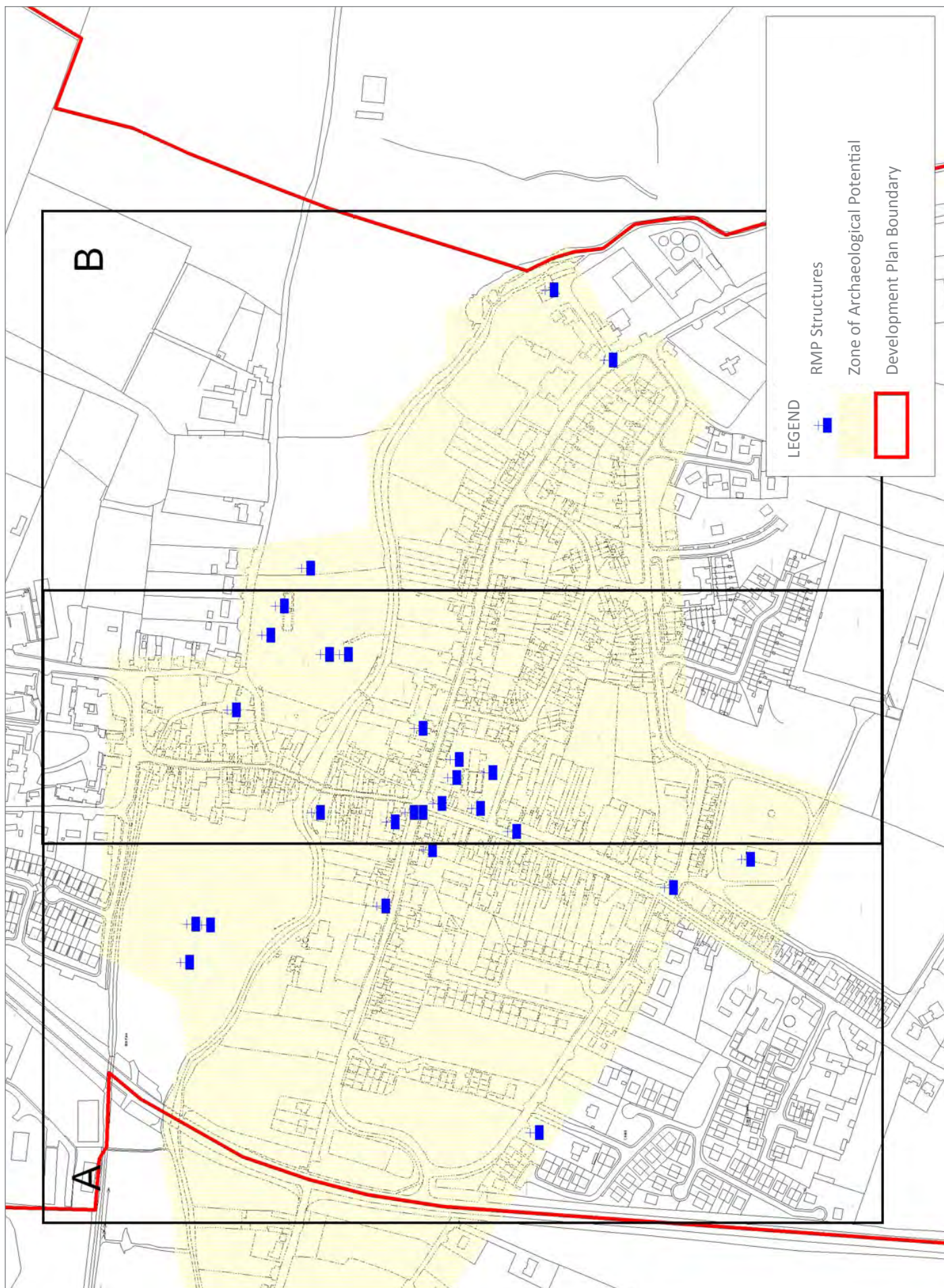




## A1.1: CALLAN SITES AND MONUMENTS RECORD

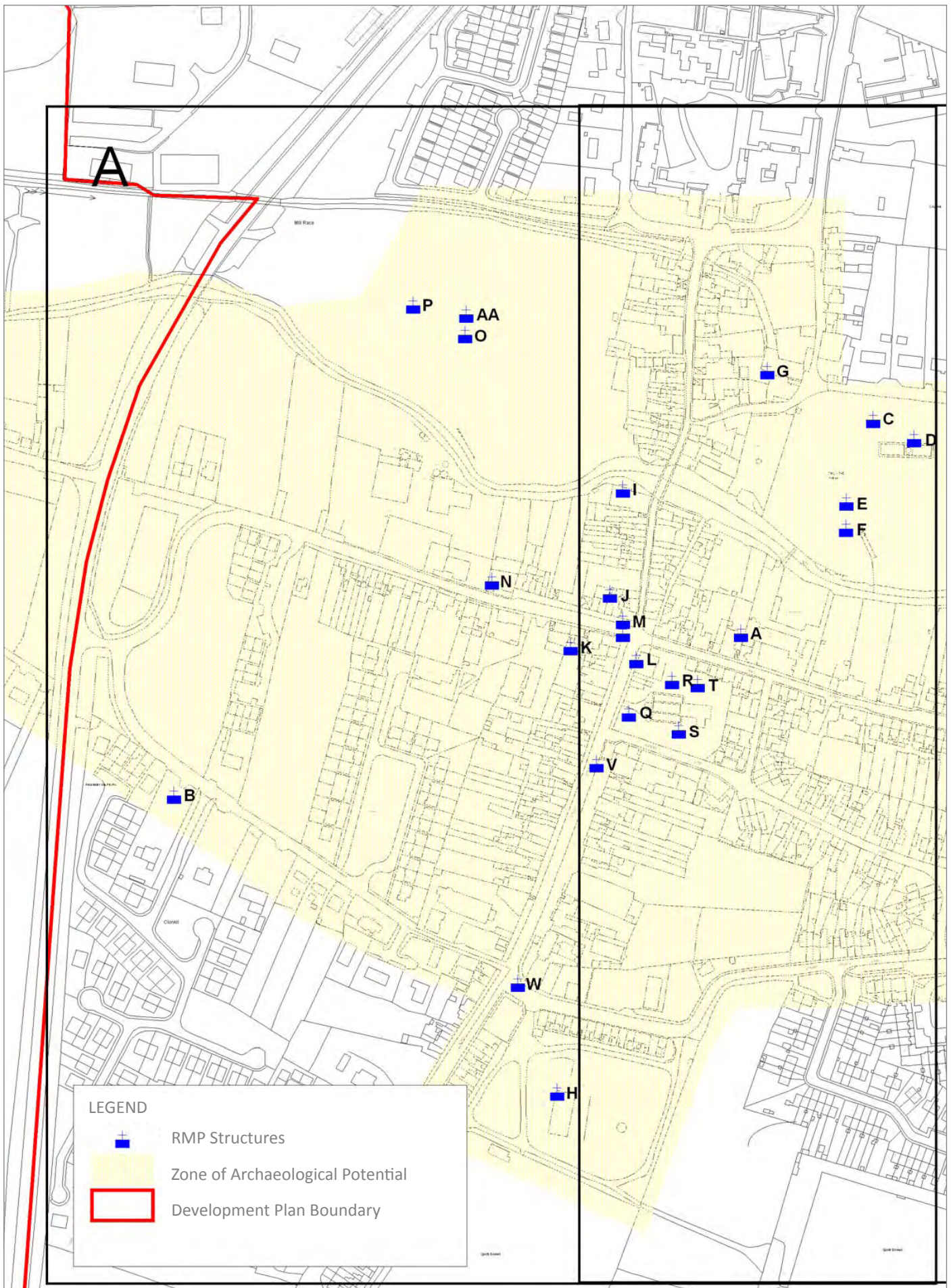
Map Ref	SMR No	Classification	Townland
A	KK026-010	Town	Bolton, Callan North, Callan South, Clashacollare, Dirtystep, Drimeen, Minnauns, Tinnamoona, Westcourt Demesne
B	KK026-010007-	Town Defences possible	Bolton, Callan South, Dirtystep, Minnauns, Prologue, Tinnamoona
C	KK026-010016-	Religious House - Augustinian Friars	Callan North
D	KK026-010017-	Graveslab	Callan North
E	KK026-010018-	Ritual Site - Holy Well	Callan North
F	KK026-010019-	Architectural Fragment	Callan North
G	KK026-010021-	Water Mill - Unclassified possible	Callan North
H	KK026-010001-	Mound possible	Callan South
I	KK026-010002-	House - Fortified House	Callan South
J	KK026-010003-	House - Fortified House	Callan South
K	KK026-010004-	House - Fortified House	Callan South
L	KK026-010005-	House - Fortified House	Callan South
M	KK026-010006-	Market Cross	Callan South
N	KK026-010008-	Castle - Tower House	Callan South
O	KK026-010010-	Castle - Unclassified	Callan South
P	KK026-010011-	Mound possible	Callan South
Q	KK026-010012-	Church	Callan South
R	KK026-010013-	Font	Callan South
S	KK026-010014-	Graveslab(s)	Callan South
T	KK026-010015-	Architectural Fragment(s)	Callan South
U	KK026-010020-	Graveslab	Callan South
V	KK026-010027-	House - Fortified House	Callan South
W	KK026-010029-	Town Defences - Town Gate	Callan South
X	KK026-010030-	Town Defences - Town Gate	Callan South
Y	KK026-010031-	Graveyard	Callan South
Z	KK026-010022-	Water Mill - Unclassified possible	Minnauns
AA	KK026-010009-	Castle - Motte And Bailey	Westcourt Demesne





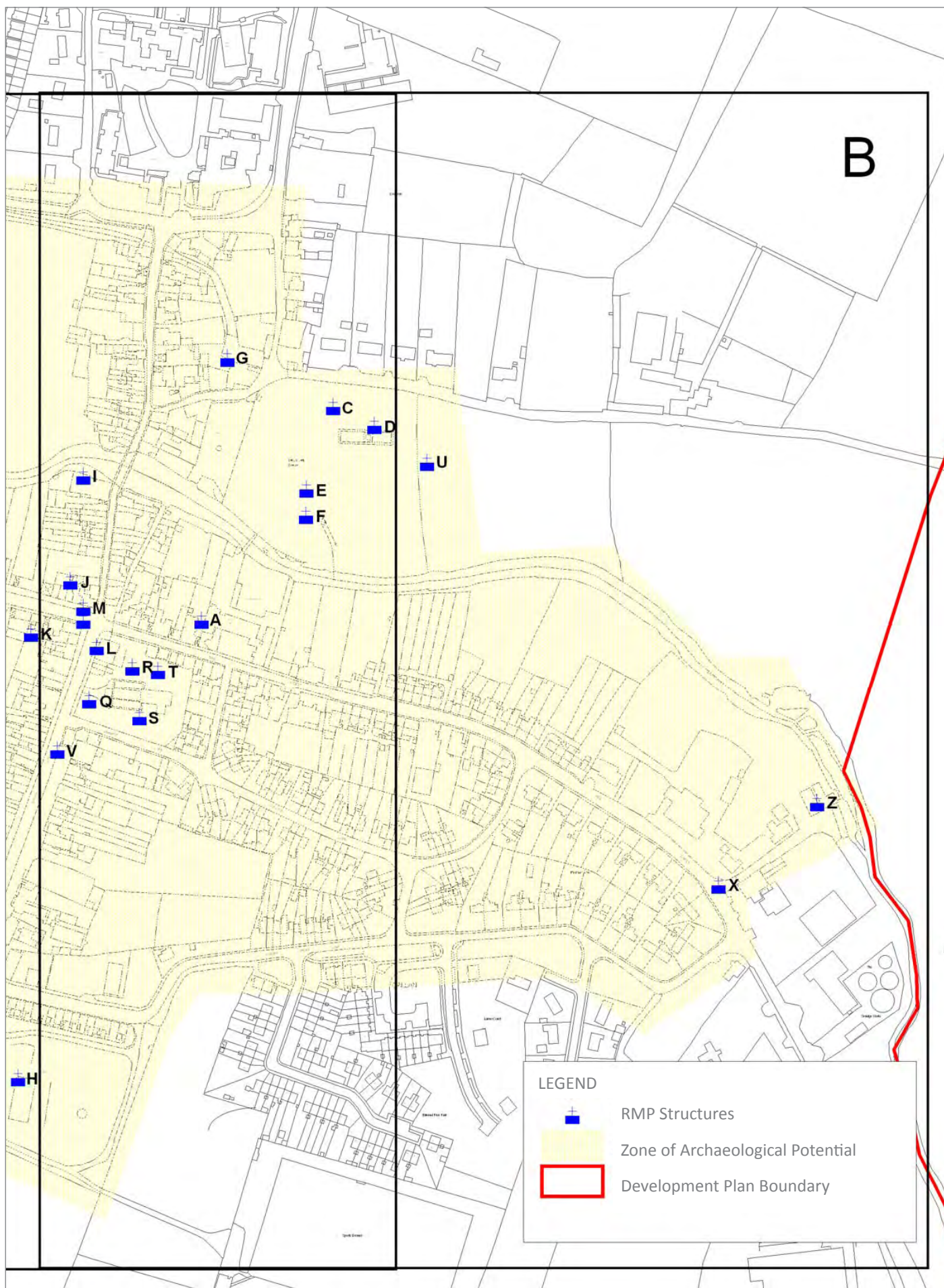
**FIGURE A.1.1**  
RECORD OF MONUMENTS AND PLACES OVERVIEW





**FIGURE A1.2.**  
RECORD OF MONUMENTS AND PLACES SECTION A





**FIGURE A1.3.**  
RECORD OF MONUMENTS AND PLACES SECTION B

## A1.2: CALLAN RECORD OF PROTECTED STRUCTURES

Description	Detailed Description	Location	NIAH Ref	RPS Ref
House	Three bay, two-storey house with pedimented fluted ionic doorcase.	Mill Street (N)	N/A	C35
Workhouse	Union Workhouse complex, built 1840-1841.	Clonmel Road	12314008	C43
'Adelphi House', Shop	Adelphi House. Terraced, three-bay, three-storey hotel, c. 1900, incorporating fabric of earlier house, c. 1800.	Bridge Street Upper (W)	12314038	C28
'P Fennelly', House	Terraced, four-bay, two-storey house, c. 1825 with square-headed carriageway to right ground floor. Renovated c. 1900.	Bridge Street Upper (W)	12314037	C29
Mill	Mill on culverted mill race from the King's River.	Minnauns Road	N/A	C41
House	Stone House.	Kilkenny Road	12314045	C40
'Regan's' Shopfront	Detached, three-bay, three-storey house, c.1800, on corner site, shop inserted to ground floor, c. 1900. Regan's Shopfront.	Bridge Street Lower (E)	12314048	C39
Church	St. Mary's former Church of Ireland Church. Detached, seven bay, double-height rubble stone medieval parish church, built 1460-1530, possibly incorporating fabric of earlier church, c. 1250. Closed pre 1973. Now disused.	Green Street (E)	12314059	C27
Catholic Church	Catholic Church of the Assumption. Detached six-bay double-height neo-Classical single-cell Catholic Church built 1836-43 with full-height diastyle in antis Ionic portico to east.	Ignatious Rice Street (W)	12314010	C22
Town Hall (Market House)	Attached, three-bay, two-storey market house, c. 1825. Originally detached on a corner site with series of three elliptical-headed openings to ground floor forming arcade. Now in use as a town hall.	Green Street (E) / Market Lane	12314001	C26
'Power', House	'The Irish House'. Terraced, four-bay, two-storey house, c. 1825 with dormer attic, c. 1800. renovated c. 1875 with shopfront inserted to ground floor.	Bridge Street Upper (E)	12314049	C30
'MJ Bradley', House	'MJ Bradley' house including shopfront. Terraced, two-bay, two-storey house with dormer attic, c. 1900 with shopfront to ground floor.	Bridge Street Upper (E)	12314050	C31
Shopfront	End-of-terrace five-bay two-storey building, c.1900, on a corner site possibly incorporating fabric of earlier house, c.1800 with wrap-around shopfront – Keoghs Model Bakery Shopfront.	Bridge Street Lower (E)	12314047	C38
Two houses	J O Mahoney. Two terraced houses; two-bay, two-storey house with shopfront to ground floor and a two bay, three-storey house adjoining.	Bridge Street Upper (E)	N/A	C32
Bridge	Three-arch, rubble stone road bridge over King's River, built 1818. Reconstructed c. 1925 following damage.		12314039	C37



Description	Detailed Description	Location	NIAH Ref	RPS Ref
School (Charter School)	'The Old Charter House'. Attached, four-bay, three-storey charter school with dormer attic, built 1749 on a corner site.	Green Street (E)	12314058	C23
Bank	Bank of Ireland. Detached, three-bay, two-storey over basement limestone ashlar Classical-style bank with attic, c. 1850 with single-storey recessed entrance bay to right.	Green Street (E)	12314004	C24
House	'Denis Carey', Terraced, three-bay, three-storey house with segmental-headed carriage arch to south and converted shopfront to ground floor. Surviving early (possibly c. 1900) 'Victuallers' shop sign in plaster cartouche frame.	Bridge Street Upper (E)	N/A	C33
Church	Augustinian Friary. Attached, eight-bay, double-height over raised basement Augustinian Friary built 1810-19. Renovated pre 1973.	Mill Street (S)	12314071	C34
Callan Courthouse	Detached, five-bay, two-storey, Classical-style courthouse, pre-1840 attributable to William Francis Caldbek (c. 1824-1872) as evidenced by stylistic similarities with further courthouses associated with the architect across the county.	Green Street (E)	12314005	C25

## A1.3: CALLAN NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE

Map Ref	Building Name And Location	Description	Date	NIAH Ref
AA	Callan Town Hall (Callan Market House), Green Street (Edmund Ignatius Rice Street), Market Lane (New Market Street),	Attached three-bay two-storey market house	1815 - 1835	12314001
B	Callan Co-Operative Agricultural and Dairy Society, Green Street (Edmund Ignatius Rice Street), Callan	Attached four-bay four-storey warehouse	1840 - 1860	12314002
C	Allied Irish Bank, Green Street (Edmund Ignatius Rice Street), Callan	Terraced four-bay three-storey Classical-style bank	1890 - 1910	12314003
D	Bank of Ireland, Green Street (Edmund Ignatius Rice Street), Callan	Detached three-bay two-storey over basement limestone ashlar Classical-style bank with attic	1840 - 1860	12314004
E	Callan Courthouse, Green Street (Edmund Ignatius Rice Street), Callan	Detached five-bay two-storey Classical-style courthouse	1835 - 1845	12314005
F	Callan Garda Síochána Station, Green Street (off) (Edmund Ignatius Rice Street), Callan	Detached three-bay two-storey Garda Síochána station, built 1926, on an L-shaped plan incorporating fabric of earlier Royal Irish Constabulary barracks	1925 - 1930	12314006
G	Callan Motor Garage, Lower Green Lane (Fair Green Lane), Callan	Attached two-bay double-height gable-fronted motor garage	1940 - 1960	12314007
H	Callan Union Workhouse, Clonmel Road, Callan	Union Workhouse complex	1835 - 1845	12314008
I	Callan Parochial House, Clonmel Road, Callan	Detached three-bay two-storey parochial house	1895 - 1905	12314009
J	Catholic Church of the Assumption, Green Street (Edmund Ignatius Rice Street), Chapel Lane, Callan	Detached six-bay double-height neo-Classical single-cell Catholic church	1835 - 1845	12314010
K	Green Street (Edmund Ignatius Rice Street), Callan	Flight of eight cut-limestone steps, c.1875, with iron railings having cast-iron tapered polygonal piers with finials.	1865 - 1885	12314011
L	McDowell's, Green Street (Edmund Ignatius Rice Street), Callan	Terraced four-bay three-storey house	1790 - 1810	12314012
M	King TV, Green Street (Edmund Ignatius Rice Street), Callan	Terraced two-bay three-storey house	1815 - 1835	12314013
N	Green Street (Edmund Ignatius Rice Street), Callan	Terraced two-bay three-storey double-pile house	1865 - 1885	12314014
O	Video Store (The), Green Street (Edmund Ignatius Rice Street), Callan	Terraced two-bay three-storey house	1815 - 1835	12314015
P	Green Street (Edmund Ignatius Rice Street), Callan	Terraced single-bay three-storey house with dormer attic	1815 - 1835	12314016
Q	O'Brien's, Green Street (Edmund Ignatius Rice Street), Callan	Terraced eight-bay three-storey house	1815 - 1835	12314017
R	Crystals, Green Street (Edmund Ignatius Rice Street), Callan	Terraced two-bay three-storey house	1830 - 1850	12314018
S	Chips and Company, Green Street (Edmund Ignatius Rice Street), West Street, Callan	Terraced two-bay three-storey over basement house	1815 - 1835	12314019
T	West Street, Callan	Terraced three-bay three-storey house	1815 - 1835	12314020
U	West Street, Callan	Attached five-bay three-storey house	1815 - 1835	12314021



Map Ref	Building Name And Location	Description	Date	NIAH Ref
V	West Street, Callan	Attached three-bay three-storey warehouse	1815 - 1835	12314022
W	Nolan, West Street, Callan	Detached six-bay two-storey house	1865 - 1885	12314023
X	L'arche (House), 42 West Street, Callan	Semi-detached three-bay two-storey house	1865 - 1885	12314024
Y	West Street, Callan	Semi-detached three-bay two-storey house	1865 - 1885	12314025
Z	West Street, Callan	Detached six-bay single-storey house	1865 - 1885	12314026
AA	West Street, Callan	Freestanding cast-iron vent pipe	1890 - 1910	12314027
AB	Callan Creamery, West Street, Callan	Callan Creamery complex	1895 - 1900	12314028
AC	Lyons, West Street, Callan	Terraced two-bay three-storey house	1890 - 1910	12314029
AD	Simply Curtains, Upper Bridge Street, Callan	End-of-terrace four-bay three-storey house	1815 - 1835	12314030
AE	P. O'Halloran, Upper Bridge Street, Callan	Terraced single-bay three-storey house	1815 - 1835	12314031
AF	Dunne's, Upper Bridge Street, Callan	Terraced single-bay three-storey house	1815 - 1835	12314032
AG	J. and H. Hair, Upper Bridge Street, Callan	Terraced single-bay three-storey house	1815 - 1835	12314033
AH	Upper Bridge Street, Callan	Terraced single-bay three-storey house	1815 - 1835	12314034
AI	O'Sullivan, Upper Bridge Street, Callan	Terraced single-bay three-storey house	1815 - 1835	12314035
AJ	Upper Bridge Street, Callan	Terraced single-bay three-storey house	1815 - 1835	12314036
AK	P. Fennelly / T. Braden, Upper Bridge Street, Callan	Terraced four-bay two-storey house	1815 - 1835	12314037
AL	Adelphi House / Grogan's, Upper Bridge Street, Callan	Terraced three-bay three-storey hotel	1890 - 1910	12314038
AM	Callan Bridge, Upper Bridge Street, Lower Bridge Street, Callan	Three-arch rubble stone road bridge over river	1815 - 1820	12314039
AN	Lower Bridge Street, Callan	Terraced two-bay two-storey house, c.1800, with elliptical-headed carriageway to right ground floor	1830 - 1850	12314040
AO	Clarke's, Lower Bridge Street, Kilkenny Road, Callan	Attached three-bay three-storey house	1815 - 1835	12314041
AP	Saint Mary's Convent of Mercy, Lower Bridge Street, Flaggy Lane/Kilkenny Road, Callan	Detached ten-bay three-storey convent	1880 - 1885	12314042
AQ	Saint Mary's Convent of Mercy, Lower Bridge Street, Flaggy Lane/Kilkenny Road, Callan	Attached seven-bay double-height Gothic Revival Catholic chapel	1905 - 1910	12314043
AR	Kilkenny Road, Callan	Detached three-bay two-storey house	1890 - 1910	12314044
AS	Kilkenny Road, Callan	Detached three-bay single-storey Tudor Revival house with half-dormer attic	1865 - 1885	12314045
AT	Scoil Mhuire National School (Old), Kilkenny Road, Callan	Detached seven-bay double-height national school	1885 - 1895	12314046

Map Ref	Building Name And Location	Description	Date	NIAH Ref
AU	Keogh's Model Bakery, Lower Bridge Street, Mill Lane, Callan	End-of-terrace five-bay two-storey building 1890 - 1910		12314047
AV	Lower Bridge Street, Mill Lane, Callan	Detached three-bay three-storey house 1790 - 1810		12314048
AW	Power / Irish House (The), Upper Bridge Street, Callan	Terraced four-bay two-storey house with dormer attic 1790 - 1810		12314049
AX	Euro Bargains, Upper Bridge Street, Callan	Terraced two-bay two-storey house with dormer attic 1890 - 1910		12314050
AY	Uí Loingsigh, Upper Bridge Street, Callan,	Terraced two-bay three-storey house 1840 - 1860		12314051
AZ	Vaughan's, Upper Bridge Street, Mill Street, Callan	Terraced two-bay three-storey house 1865 - 1885		12314052
BA	Nook (The), Mill Street, Callan	Terraced two-bay two-storey house 1865 - 1885		12314053
BB	Mill Street, Callan	Terraced three-bay two-storey house 1865 - 1885		12314054
BC	Callan Augustinian Abbey, Mill Street, Callan	Gateway 1865 - 1885		12314055
BD	Mill Street, Callan	Gateway 1840 - 1860		12314056
BE	Saint Mary's Church, Mill Street, Callan	Detached three-bay single-storey house 1815 - 1835		12314057
BF	Old Charter House (The), Green Street (Edmund Ignatius Rice Street), Mill Street, Callan	Attached four-bay three-storey charter school with dormer attic 1745 - 1750		12314058
BG	Saint Mary's Church, Green Street (Edmund Ignatius Rice Street), Callan	Detached seven-bay double-height rubble stone medieval parish church, built 1460 1455 - 1465		12314059
BH	Finnegan's, Market Lane (New Market Street), Callan	Attached two-bay two-storey building 1890 - 1910		12314060
BI	Edmund Ignatius Rice Monument, Green Street (Edmund Ignatius Rice Street), Callan,	Freestanding Kilkenny limestone ashlar monument Undated		12314061
BJ	Callan Motor Garage, Lower Green Lane (Fair Green Lane), Callan	Detached three-bay double-height gable-fronted single-cell cinema 1935 - 1945		12314062
BK	Clonmel Road, Callan	Freestanding cast-iron pillar post box 1901 - 1910		12314063
BL	Catholic Church of the Assumption, Green Street (Edmund Ignatius Rice Street), Chapel Lane, Callan	Gateway 1850 - 1855		12314064
BM	Crystals, Green Street (Edmund Ignatius Rice Street), Callan	Terraced two-bay three-storey house 1815 - 1835		12314065
BN	West Street, Callan	End-of-terrace two-bay two-storey house 1915 - 1935		12314066
BO	West Street, Callan	Freestanding cast-iron waterpump 1915 - 1935		12314067

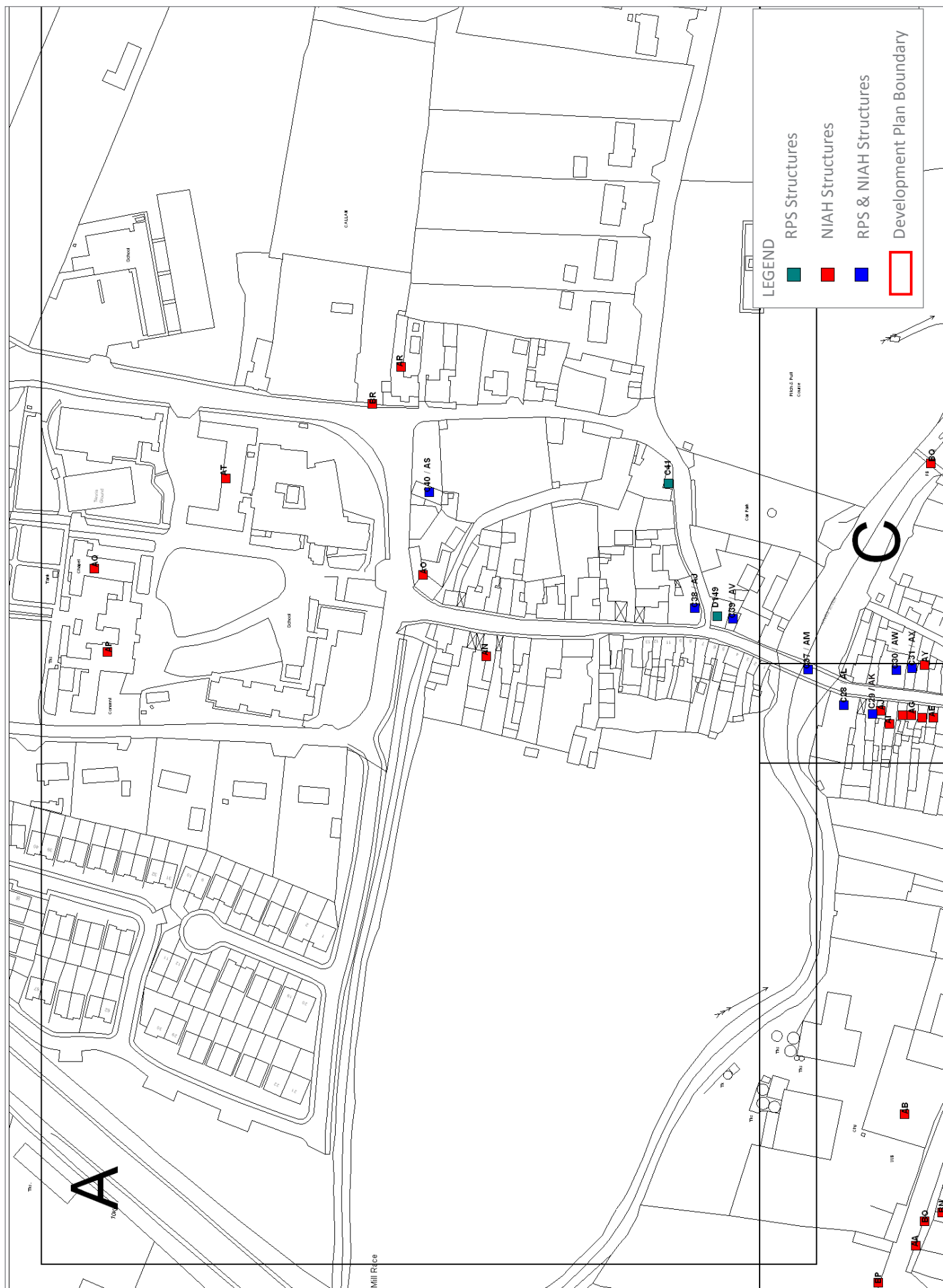


Map Ref	Building Name And Location	Description	Date	NIAH Ref
BP	West Court (House), West Street, Callan	Remains of detached five-bay single-storey rubble stone outbuilding with half-attic 1550 - 1650		12314068
BQ	Callan	Three-span footbridge over river 1915 - 1935		12314069
BR	Kilkenny Road, Callan	Section of cut-limestone kerbing 1890 - 1910		12314070
BS	Callan Augustinian Abbey, Mill Street, Callan	Attached eight-bay double-height over raised basement Augustinian friary 1805 - 1820		12314071
BT	Callan Augustinian Abbey, Mill Street, Callan	Attached three-bay three-storey friary 1835 - 1855		12314072
BU	Mill Street, Callan	Detached six-bay single-storey house 1840 - 1860		12314073
BV	Mill Street, Callan,	End-of-terrace three-bay single-storey house 1890 - 1910		12314074
BW	Saint Mary's Church, Mill Street, Green Street (Edmund Ignatius Rice Street), Callan	Boundary wall 1790 - 1810		12314075
BX	Mill Street, Callan	Freestanding cast-iron pillar post box 1915 - 1935		12314076
BY	Green Street (Edmund Ignatius Rice Street), Callan	Wall-mounted cast-iron post box 1881 - 1922		12314077
BZ	West Street, Callan	Farmyard complex 1815 - 1835		12402601

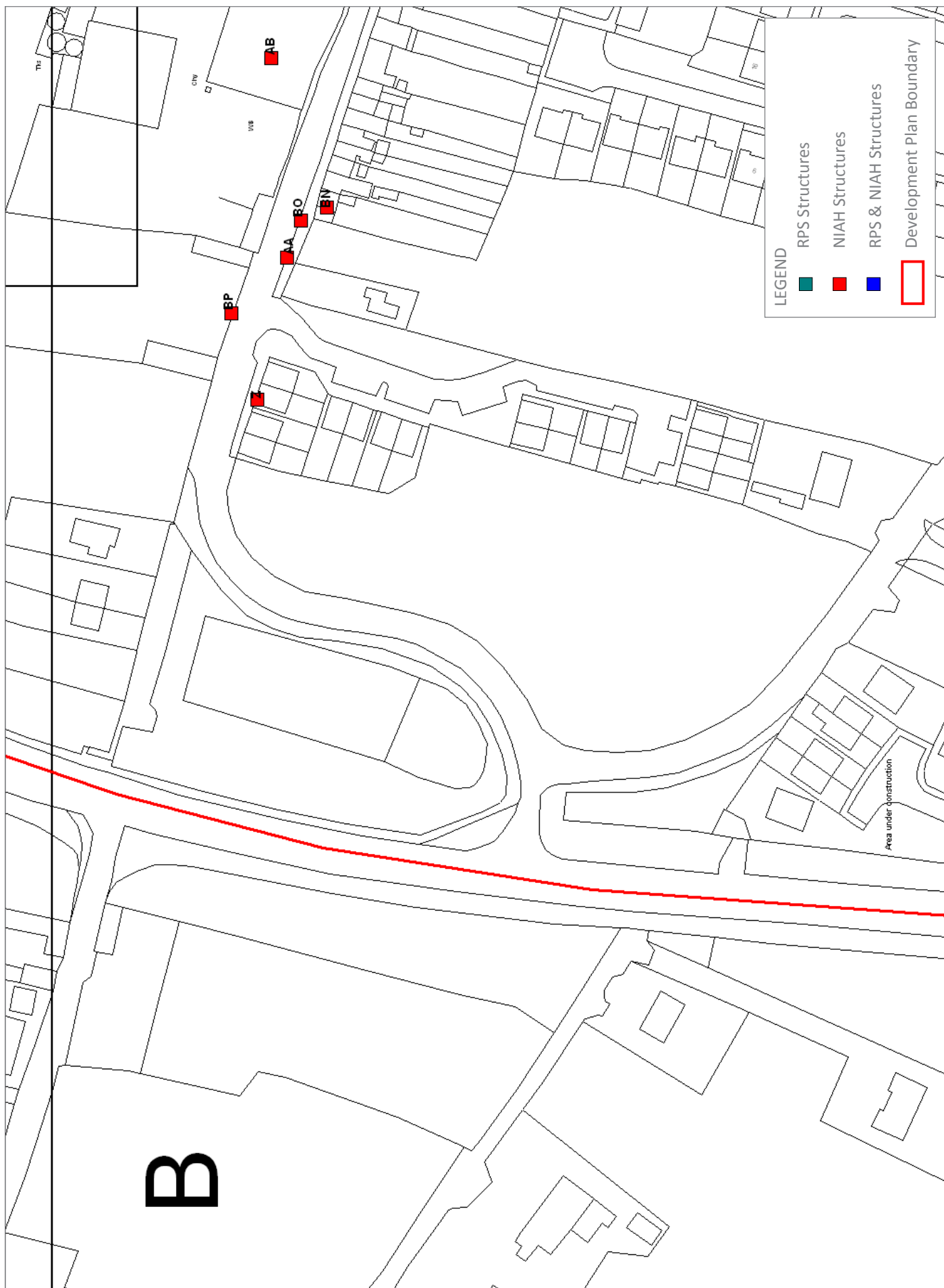


**FIGURE A1.4**  
NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE STRUCTURES OVERVIEW



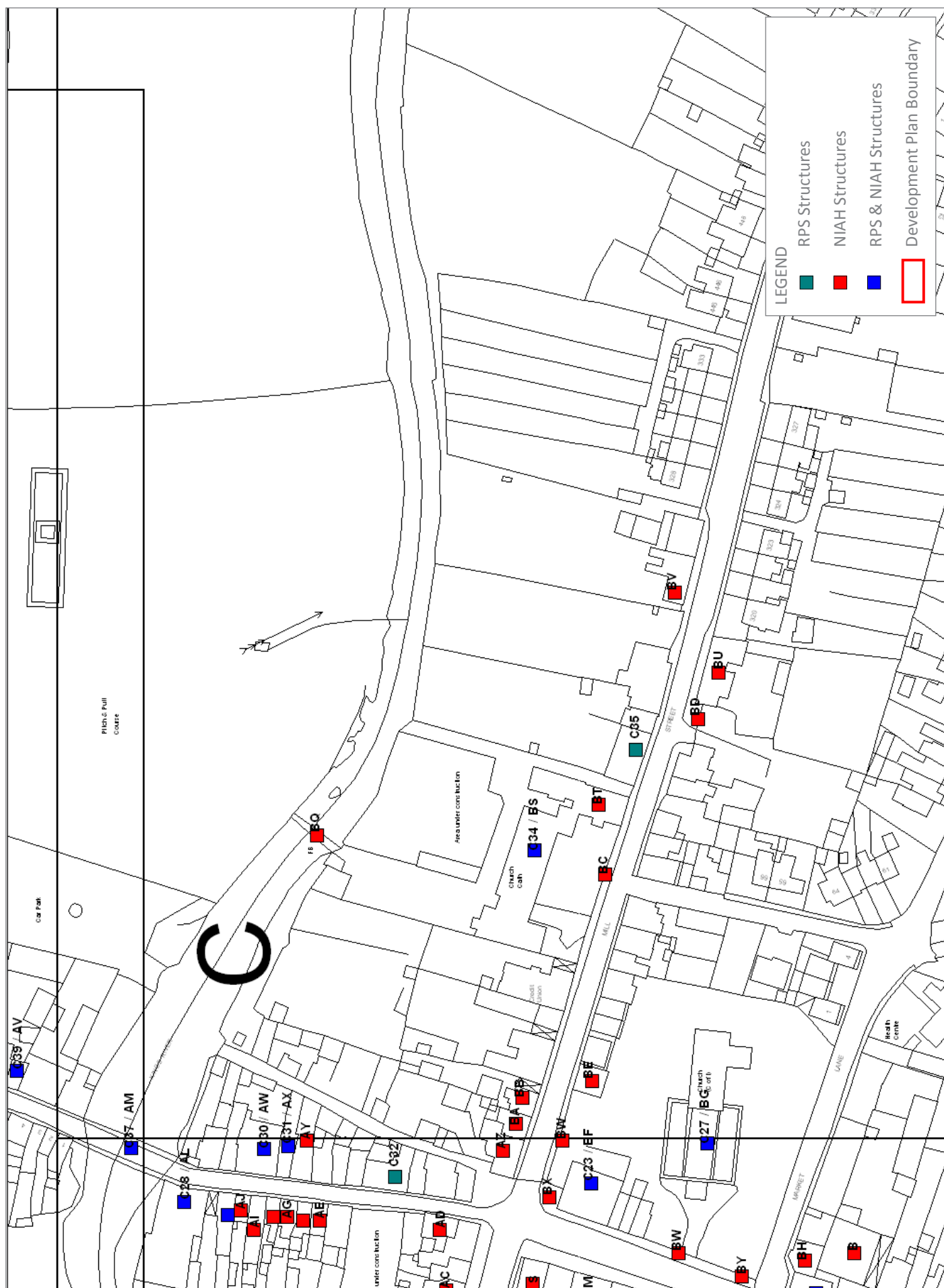


**FIGURE A1.5**  
NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE STRUCTURES SECTION A

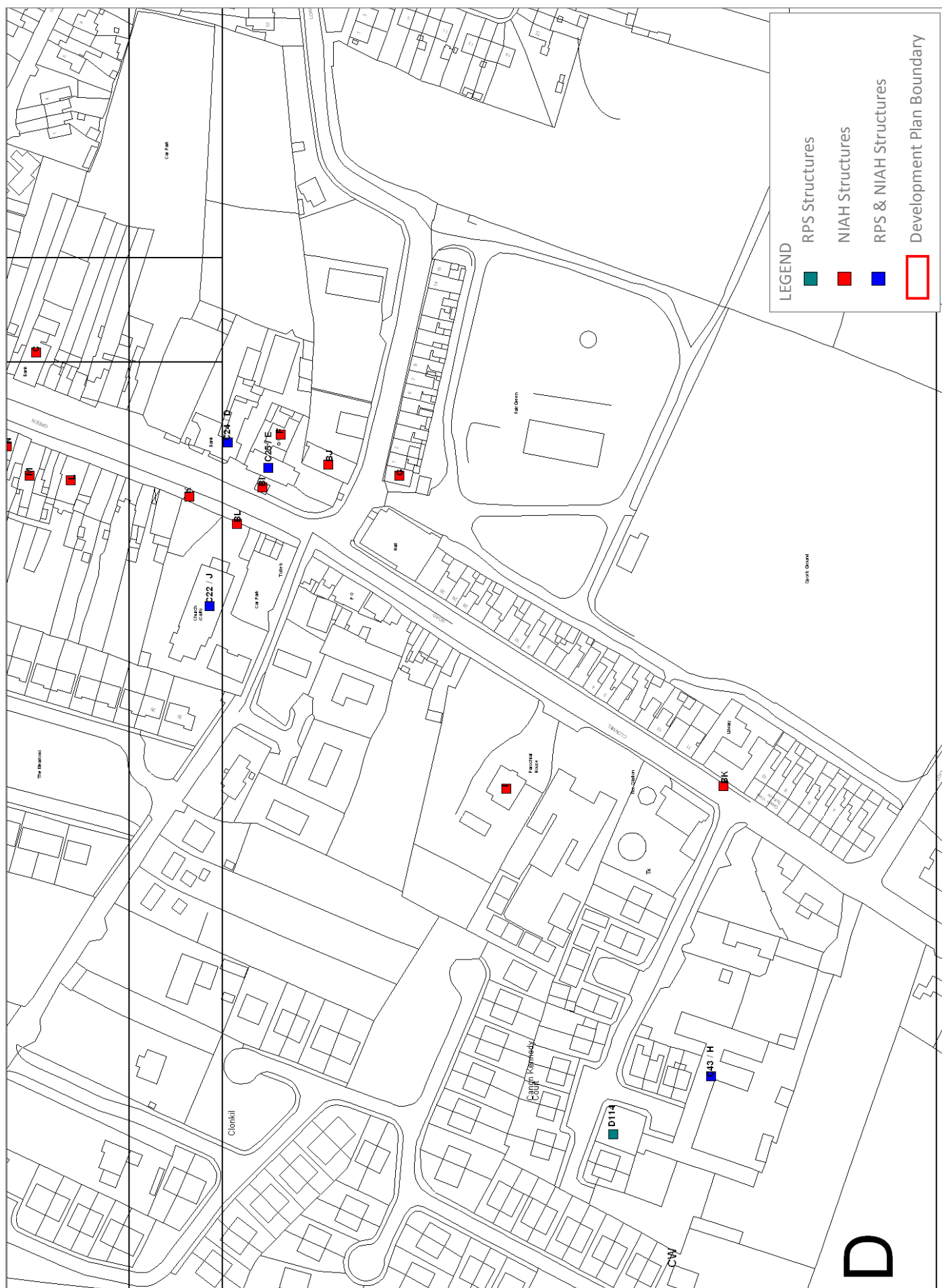


**FIGURE A1.6**  
NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE STRUCTURES SECTION B





**FIGURE A1.7**  
NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE STRUCTURES SECTION C



**FIGURE A1.8**  
NATIONAL INVENTORY OF ARCHITECTURAL HERITAGE STRUCTURES SECTION D









# Appendix 02

Native Trees and Shrubs

## A2.1: NATIVE TREES AND SHRUBS

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



Common Name	Latin Name	Height (Max)	Suitable For Public Open Spaces	Suitable For Streets And Confined Spaces	Suitable For Tubs, Containers And Raised Beds Etc.	Guide To Planting: See Key Below
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
Ivy	<i>Hedera helix</i>	climber*	Yes	Yes	Yes	C
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate oak	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Purging buckthorn	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
Rowan or mountain ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Western (or mountain) gorse	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*

Common Name	Latin Name	Height (Max)	Suitable For Public Open Spaces	Suitable For Streets And Confined Spaces	Suitable For Tubs, Containers And Raised Beds Etc.	Guide To Planting: See Key Below
Whitebeam spp.	<i>Sorbus aria</i> / <i>S. anglica</i> / <i>S. devoniensis</i> / <i>S. hibernica</i> / <i>S. latifolia</i> / <i>S. rupicola</i>	12m	Yes	Yes	Yes	IPS
Wild cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Willow spp.	<i>Salix</i> spp.	6m	Some	No	No	V Not suitable near buildings or services
Wych elm	<i>Ulmus glabr</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

#### Guide to Planting Key:

- A Grows in a wide variety of soils D – Tolerates or prefers damp conditions
- C Climber H – Suitable for hedging
- I Suitable as an individual tree P – Tolerates smoke or pollution
- S Tolerates shade V – Invasive
- \* Tolerates dry conditions