

Appendix 1: List of Appropriate Uses in Land Use Zones

The 'List of Appropriate Uses in Land Use Zones' is intended to provide guidance to potential developers. It is not intended to supplant the normal planning process. An indication that a proposal would be 'permitted in principle' should in no way be taken to imply a grant of permission, or indeed that a planning application will necessarily be successful. Individual applications are a matter for the Council / planning authority to decide and the final decision rests with them, taking into consideration the merits of individual cases and circumstances that may be relevant at a specific time or at a specific location.

P Permitted in Principle

A use which is Permitted in Principle is one which the Council / planning authority accepts in theory in the relevant zone, however, it is still subject to the normal planning process including policies and objectives outlined in the Plan.

O Open for Consideration

An Open for Consideration use is one which the local authority may permit where it is satisfied that the suggested form of development will be compatible with the policies and objectives for the zone, will not conflict with the permitted uses and conforms to the proper planning and sustainable development of the area.

P Not Normally Permitted

Development which is classified as Not Normally Permitted in a particular zone is one which will not be entertained by the Council / local authority, except in exceptional circumstances. This may be due to its perceived effect on existing and permitted uses, its incompatibility with the policies and objectives contained in this plan or the fact that it may be inconsistent with the proper planning and sustainable development of the area.

Land Use Zone C1: Urban Village – It is the purpose of this zone to create a focus for the plan area by encouraging and providing residential, retail, commercial and office, cultural and other uses appropriate to the centre of a developing area. (Maximum 10% of the land area to be allowed for residential needs).

Uses Permitted in Principle:

Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Café, Car Park¹, Casual Trading, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Hairdressing/Beauty Salon, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Internet Café, Leisure and associated structures, Library, Night-club, Office, Open Space, Playground, Place of Public Worship, Public House, Residential (Apartments), Residential (Extensions, Granny Flat, etc), Restaurant, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Open for Consideration:

Advertising Board, Car Repair/Sales, Enterprise Centre/Campus, Funeral Home, Home-based Economic Activity, Industry (Light), Residential (Houses), Retirement Home, Service/Petrol Station, Retail Warehousing.

¹ Excluding car-parking ancillary to other uses, for example car parking at office developments.

Uses Not Normally Permitted

Agricultural Building, Caravan Park/Campsite, Cemetery, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Industry (General Industrial Use²), Industry with workshop/showroom, Park and Ride facility, Wholesale/Warehousing.

Land Use Zone C2: Commercial/Mixed Use Development – This zoning allows for a mix of uses such as residential, hotels, medical facilities, offices, theatres, galleries, retail, bars and leisure/tourism related uses. (Maximum 50% of the land area to be allowed for residential needs with the exception of Newrath where a maximum of 25% of the land area shall be given over to housing).

Uses Permitted in Principle:

Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Café, Car Park, Casual Trading, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Funeral Home, Hairdressing/Beauty Salon, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Internet Café, Leisure and associated structures, Library, Night-club, Office, Open Space, Playground, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Service/Petrol Station, Shop (Convenience), Shop (Comparison), Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Open for Consideration:

Advertising Board, Car Repair/Sales, Garden Centre, Home-based Economic Activity, Industry (Light), Industry with workshop/showroom, Park and Ride facility, Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Uses Not Normally Permitted

Agricultural Building, Caravan Park/Campsite, Cemetery, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Industry (General Industrial Use).

Land Use Zone C3: Commercial – This zoning allows for a mix of uses such as retail, service stations, enterprise centres, hotels, offices, however the retail element will be restricted to small scale units.

Uses Permitted in Principle:

ATM, Bed and Breakfast/Guesthouse, Buildings for the health, safety and welfare of the public, Café, Car Park, Car Repair/Sales, Childcare Facilities (crèche/nursery), Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Garden Centre, Hairdressing/Beauty Salon, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Leisure and associated structures, Night-club, Office, Open Space, Park and Ride facility, Playground, Place of Public Worship, Public House, Restaurant, Service/Petrol Station, Recycling Centre (bottle banks, etc).

² General Industrial Uses include all industrial manufacturing, processing and storage outside the definition of light industry.

Uses Open for Consideration:

Advertising Board, Amusement, Bank, Building Society, Casual Trading, Club house and associated facilities, Funeral Home, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Home-based Economic Activity, Industry (Light), Industry with workshop/showroom, Internet Café, Library, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home, Shop (Convenience), Take-away, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Uses Not Normally Permitted

Agricultural Building, Betting Office, Caravan Park/Campsite, Cemetery, Golf Course, Industry (General Industrial Use), Shop (Comparison), Shopping Centre, Retail Warehousing.

Land Use Zone R0: Residential Arcadian – This zoning allows for new residential development and other services incidental to residential development. While housing is the primary use in zone, childcare facilities and recreation will also be considered. (1-5 per hectare / 0.4-2 per acre).

Uses Permitted in Principle:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Uses Open for Consideration:

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

Uses Not Normally Permitted

Advertising Board, Amusement, ATM, Bank, Betting Office, Building Society, Café, Casual Trading, Car Repair/Sales, Cemetery, Enterprise Centre/Campus, Funeral Home, Garden Centre, Golf Course, Hairdressing/Beauty Salon, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Night-club, Office, Park and Ride facility, Public House, Service/Petrol Station, Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone R1: Residential Low Density – This zoning allows for new residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered. (15-20 per hectare / 6-8 per acre).

Uses Permitted in Principle:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Uses Open for Consideration:

Buildings for the health, safety and welfare of the public, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Internet Café, Leisure and associated structures, Library, Park and Ride facility, Place of Public Worship, Residential (Apartments), Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Not Normally Permitted

Advertising Board, Agricultural Building, Amusement, ATM, Bank, Betting Office, Building Society, Café, Car Park, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Enterprise Centre/Campus, Funeral Home, Garden Centre, Golf Course, Hairdressing/Beauty Salon, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Night-club, Office, Public House, Service/Petrol Station, Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone R2: Residential Low to Medium Density – This zoning allows for new residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered. (20-30 units per hectare / 8-12 per acre).

Uses Permitted in Principle:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Uses Open for Consideration:

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

Uses Not Normally Permitted

Advertising Board, Agricultural Building, Amusement, ATM, Bank, Betting Office, Building Society, Café, Car Park, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Enterprise Centre/Campus, Funeral Home, Garden Centre, Golf Course, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Night-club, Office, Public House, Service/Petrol Station, Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone R3: Residential Medium Density – This zoning allows for new residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered. (30-40 units per hectare / 12-16 per acre).

Uses Permitted in Principle:

Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Uses Open for Consideration:

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

Uses Not Normally Permitted

Advertising Board, Agricultural Building, Amusement, ATM, Bank, Betting Office, Building Society, Café, Car Park, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Enterprise Centre/Campus, Funeral Home, Garden Centre, Golf Course, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Night-club, Office, Public House, Service/Petrol Station, Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone RE: Protect and Enhance Existing Residential Amenity – This zoning allows for the protection and enhancement of existing residential amenity in the area.

Uses Permitted in Principle:

Bed and Breakfast/Guesthouse, Café, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Uses Open for Consideration:

Buildings for the health, safety and welfare of the public, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Internet Café, Leisure and associated structures, Library, Park and Ride facility, Place of Public Worship, Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Not Normally Permitted

Advertising Board, Agricultural Building, Amusement, ATM, Bank, Betting Office, Building Society, Car Park, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Enterprise Centre/Campus, Funeral Home, Garden Centre, Golf Course, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Night-club, Office, Public House, Service/Petrol Station, Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone BRA: Belview Residential Amenity – This zoning allows for the protection of existing residential amenity in the area while prohibiting further residential development in the area.

Uses Permitted in Principle:

Industry (General Industrial Use³), Industry (Light), Open Space.

Uses Open for Consideration:

Agricultural Building, Bed and Breakfast/Guesthouse, Buildings for the health, safety and welfare of the public, Childcare Facilities (crèche/nursery), Enterprise Centre/Campus, Home-based Economic Activity, Industry with workshop/showroom, Office, Residential (Extensions, Granny Flat, etc), Recycling Centre (bottle banks, etc).

Uses Not Normally Permitted

Advertising Board, Amusement, ATM, Bank, Betting Office, Building Society, Café, Car Park, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Internet Café, Leisure and associated structures, Library, Night-club, Park and Ride facility, Playground, Place of Public Worship, Public House, Residential (Apartments⁴), Residential (Houses), Restaurant, Retirement Home, Service/Petrol Station, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Land Use Zone NC: Neighbourhood Centre – The objective of this zoning is to allow for local shops and associated businesses to service adjoining residential developments. The designation of Neighbourhood Centre does overlap with other zoning categories. In these areas certain uses are permitted or open to consideration, which otherwise might not be permitted in the zone indicated.

Uses Permitted in Principle:

ATM, Bank, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Café, Car Park, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Hairdressing/Beauty Salon, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Internet Café, Leisure and associated structures, Library, Office, Open Space, Playground, Place of Public Worship, Public House, Residential (Apartments), Restaurant, Shop (Convenience), Shop (Comparison), Take-away, Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Open for Consideration:

Advertising Board, Amusement, Bed and Breakfast/Guesthouse, Casual Trading, Car Repair/Sales, Funeral Home, Garden Centre, Home-based Economic Activity, Night-club, Park

³ Council Policy regarding Industrial Development in this zone is outlined in Section 2.10.12 Employment, Enterprise and Economic Development Policies (**EP 12**).

⁴ Council Policy regarding future residential development in this zone is outlined in Section 2.5.6 Residential Development Policies (**RP 13**) and Section 2.10.12 Employment, Enterprise and Economic Development Policies (**EP 12**).

and Ride facility, Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home, Service/Petrol Station, Shopping Centre.

Uses Not Normally Permitted

Agricultural Building, Caravan Park/Campsite, Cemetery, Enterprise Centre/Campus, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone CF: Community Facilities – This zoning objective allows for local civic, community, educational and religious facilities and associated ancillary amenity facilities, open spaces/recreational areas to serve the immediate surroundings and hinterland.

Uses Permitted in Principle:

Buildings for the health, safety and welfare of the public, Cemetery, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Hospital/Health Centre/Clinic, Library, Open Space, Playground, Place of Public Worship, Retirement Home, Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Open for Consideration:

Café, Car Park, Enterprise Centre/Campus, Funeral Home, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hotel/Conference Centre, Industry (Light), Internet Café, Leisure and associated structures, Office, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Shop (Convenience), Shop (Comparison).

Uses Not Normally Permitted

Advertising Board, Agricultural Building, Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Building Society, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Garden Centre, Golf Course, Industry (General Industrial Use), Industry with workshop/showroom, Night-club, Park and Ride facility, Service/Petrol Station, Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone PU: Public Utilities – The zoning allows for the development and expansion of public utilities throughout the area.

Uses Permitted in Principle:

Recycling Centre (bottle banks, etc).

Uses Open for Consideration:

Buildings for the health, safety and welfare of the public, Hospital/Health Centre/Clinic, Open Space.

Uses Not Normally Permitted

Advertising Board, Agricultural Building, Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Building Society, Café, Car Park, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Internet Café, Leisure and associated structures, Library, Night-club, Office, Park and Ride facility, Playground, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Service/Petrol Station, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Land Use Zone RP: Retail Park/Retail Warehousing – This zoning objective allows for a retail park and warehousing in designated areas.

Uses Permitted in Principle:

ATM, Car Park, Car Repair/Sales, Cultural/Recreational building, Leisure and associated structures, Park and Ride facility, Service/Petrol Station, Shop (Comparison), Retail Warehousing.

Uses Open for Consideration:

Advertising Board, Amusement, Buildings for the health, safety and welfare of the public, Café, Childcare Facilities (crèche/nursery), Garden Centre, Industry with workshop/showroom, Open Space, Playground, Recycling Centre (bottle banks etc).

Uses Not Normally Permitted

Agricultural Building, Bank, Bed and Breakfast/Guesthouse, Betting Office, Building Society, Caravan Park/Campsite, Casual Trading, Cemetery, Club house and associated facilities, Community facility & associated structures, Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Funeral Home, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Internet Café, Library, Night-club, Office, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Shop (Convenience), Shopping Centre, Take-away, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Land Use Zone POS: Passive Open Space/Green Links/Biodiversity Conservation – Allows for the zoning of passive open space/green links/ biodiversity conservation throughout the area.

Uses Permitted in Principle:

Agricultural Building, Open Space, Playground.

Uses Open for Consideration:

Café, Car Park, Caravan Park / Camping Site, Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Golf Course, Leisure and associated structures, Water-based Recreational / Cultural Activities.

Uses Not Normally Permitted

Advertising Board, Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Casual Trading, Car Repair/Sales, Cemetery, Childcare Facilities (crèche/nursery), Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Funeral Home, Garden Centre, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Internet Café, Library, Night-club, Office, Park and Ride facility, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Service/Petrol Station, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Recycling Centre (bottle banks, etc), Retail Warehousing, Wholesale/Warehousing.

Land Use Zone AOS: Active Open Space – Allows for the zoning of active open space throughout the area.

Uses Permitted in Principle:

Clubhouse and associated facilities, Community facility and associated structures, Golf Course, Open Space, Playground.

Uses Open for Consideration:

Agricultural Building, Café, Car Park, Leisure and associated structures, Recycling Centre (bottle banks etc), Water based Recreational / Cultural Activities.

Uses Not Normally Permitted

Advertising Board, Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Childcare Facilities (crèche/nursery), Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Funeral Home, Garden Centre, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Internet Café, Library, Night-club, Office, Park and Ride facility, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Service/Petrol Station, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone BITP: Business, Industry & Technology Parks – This zoning will facilitate the development and expansion of business, industry and technology in the designated areas.

Uses Permitted in Principle:

Café, Car Park, Childcare Facilities (crèche/nursery), Enterprise Centre / Campus Industry, Industry – General Industrial Use, Industry (Light), Internet Café, Office, Open Space, Park and Ride facility.

Uses Open for Consideration:

Advertising Board, ATM, Car Repair/ Sales, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Hotel/ Conference Centre, Industry with workshop/showroom, Leisure and associated structures, Library, Playground, Public House, Restaurant, Service/Petrol Station, Recycling Centre (bottle banks, etc).

Uses Not Normally Permitted

Agricultural Building, Amusement, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Caravan Park/Campsite, Casual Trading, Cemetery, Club house and associated facilities, Community facility & associated structures, Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Night-club, Place of Public Worship, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Land Use Zone PIT: PIT: Pharmaceutical, Industry and Technology – The purpose of this zoning is to allow for the development and expansion of pharmaceuticals, industry and technology in designated areas.

Uses Permitted in Principle:

Car Park, Industry (Light), Open Space.

Uses Open for Consideration:

Advertising Board, ATM, Café, Car Repair/Sales, Childcare Facilities (crèche/nursery), Enterprise Centre/Campus, Industry (General Industrial Use), Office, Service/Petrol Station, Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Uses Not Normally Permitted

Agricultural Building, Amusement, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Caravan Park/Campsite, Casual Trading, Cemetery, Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry with workshop/showroom, Internet Café, Leisure and associated structures, Library, Night-club, Park and Ride facility, Place of Public Worship, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Library, Nightclub, Retirement Home, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing.

Land Use Zone WILT: Waste Management, Industrial, Logistics and Transport Related Uses – This zoning objective allows for the development and expansion of waste management, industry, logistics and transport related uses.

Uses Permitted in Principle:

Car Park, Industry (General Industrial Use), Industry (Light), Open Space, Park and Ride facility, Wholesale/Warehousing.

Uses Open for Consideration:

Advertising Board, Buildings for the health, safety and welfare of the public, Café, Car Repair/Sales, Childcare Facilities (crèche/nursery), Cultural/Recreational building, Enterprise Centre/Campus, Office, Public House, Service/Petrol Station, Recycling Centre (bottle banks, etc).

Uses Not Normally Permitted

Agricultural Building, Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Building Society, Caravan Park/Campsite, Casual Trading, Cemetery, Club house and associated facilities, Community facility & associated structures, Education (excluding a night-time use), Education (Night-time use), Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry with workshop/showroom, Internet Café, Leisure and associated structures, Library, Night-club, Playground, Place of Public Worship, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Water-based Recreational / Cultural Activities.

Land Use Zone SIA: Specialist Industrial Activity – The objective of this zoning is to allow for the development of specialist industrial activities, such as knowledge based enterprises, Research and Development, computer technology, telecommunications, creative industries and bio-sciences.

Uses Permitted in Principle:

Car Park, Industry (Light), Open Space.

Uses Open for Consideration:

Advertising Board, Café, Car Repair/Sales, Enterprise Centre/Campus, Hotel/Conference Centre, Industry (General Industrial Use), Internet Café, Office, Park and Ride facility, Public House, Restaurant, Service/Petrol Station, Recycling Centre (bottle banks, etc).

Uses Not Normally Permitted

Agricultural Building, Amusement, ATM, Bank, Bed and Breakfast/Guesthouse, Betting Office, Buildings for the health, safety and welfare of the public, Building Society, Caravan Park/Campsite, Casual Trading, Cemetery, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Industry with workshop/showroom, Leisure and associated structures, Library, Night-club, Playground, Place of Public Worship, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home, Shop

(Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Land Use Zone PFI: Development of Port Facilities and Industry – The purpose of this zoning is to allow for the further development and expansion of port facilities and associated industries.

Uses Permitted in Principle:

Car Park, Industry (General Industrial Use), Industry (Light), Office.

Uses Open for Consideration:

Advertising Board, ATM, Buildings for the health, safety and welfare of the public, Café, Enterprise Centre / Campus Industry, Open Space, Service / Petrol Station, Recycling Centre (bottle banks, etc), Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Uses Not Normally Permitted

Agricultural Building, Amusement, Bank, Bed and Breakfast/Guesthouse, Betting Office, Building Society, Caravan Park/Campsite, Casual Trading, Car Repair/Sales, Cemetery, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Funeral Home, Garden Centre, Golf Course, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry with workshop/showroom, Internet Café, Leisure and associated structures, Library, Night-club, Park and Ride facility, Playground, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Retail Warehousing.

Land Use Zone AG: Agriculture – This zoning allows for the protection and improvement of countryside amenities.

Uses Permitted in Principle:

Agricultural Building, Caravan park/camping site, Open Space.

Uses Open for Consideration:

Bed and Breakfast/Guesthouse, Car Park, Clubhouse and associated facilities, Cemetery, Golf Course,

Uses Not Normally Permitted

ATM, Bank, Betting Office, Buildings for the health, safety and welfare of the public, Café, Car Repair/Sales, Childcare Facilities (crèche/nursery), Community facility & associated structures, Cultural/Recreational building, Education (excluding a night-time use), Education (Night-time use), Enterprise Centre/Campus, Funeral Home, Garden Centre, Hairdressing/Beauty Salon, Hospital/Health Centre/Clinic, Hotel/Conference Centre, Industry (General Industrial Use), Industry (Light), Industry with workshop/showroom, Internet Café, Leisure and associated structures, Night-club, Office, Park and Ride facility, Playground, Place of Public Worship, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Retirement Home, Service/Petrol Station, Shop (Convenience), Shop (Comparison), Shopping Centre, Take-away, Recycling Centre (bottle banks, etc), Retail Warehousing, Wholesale/Warehousing, Water-based Recreational / Cultural Activities.

Appendix 2: Ferrybank-Belview: Existing Retail Floorspace

Type of Retail	Floorspace (sqm)
Convenience Floorspace	
Walshes Day Break Shop	122
Texaco Shop & Filling Station	69
Redbridge Service Station	157
McGraths Day Break Shop	121
Aldi Store	1,500
Shopping Centre*	4,049
(Total)	(6,018)
Comparison Floorspace	
Shopping Centre*	3,483
Retail Warehousing	
Shopping Centre*	842
Bulky Goods	
Bulky goods space (Shopping Centre)	435
Total Retail Space	10,778

Source: NBA Survey February 2008

Car Sales* Outlets

Walsh's Car Sales	455
Billy Barron Motorcycles	147
Chrysler/Jeep Car Sales Room	238
Boland's Honda Centre	91
Car Sales (District Centre)	3,975

Source: NBA Survey February 2008

*Under the Retail Planning Guidelines (DoEHLG, 2005) car sales facilities are not defined as Retail Floorspace. Retail space refers to internal retail space only

* At time of survey the Ferrybank-Abbeylands Shopping Centre was still under construction

Appendix 3: Built Heritage

1. Structures included the 2008 County Kilkenny Draft Development Plan Record of Protected Structures (RPS):

1. Belview House

Townland: Gorteens

RPS: Bellevue House Gorteens C480



Entrance to courtyard



View of outbuildings

Substantial ruins of Belview House (18th century), walled garden and outbuildings. Despite its ruinous condition, the complex is in a relatively intact state and retains much early fabric. To the north of this site, a new house and agricultural buildings have been constructed. Apart from this, the ruin of the Belview House complex has been unaffected by modern development and remains an attractive element in the landscape.

2. Prospect House

Townland: Larkfield

RPS: Prospect House Gorteens C481



Stone outbuildings



Remains of Walled garden

Remains of walled garden and outbuildings that originally served Prospect House (18th century, now demolished). The walled garden, now in a ruinous state and overgrown with greenery in parts, comprises random coursed stone walls with brick dressings to openings.

The outbuildings, although in very poor condition, are reasonably intact. The remains of a single storey house, possibly once a gate lodge, can be seen at the entrance to the site. The site runs down to the River Suir, offering spectacular views of the surrounding countryside and of Waterford Castle.



Views of the surrounding countryside from the site

3. Glass House

Townland: Gorteens

RPS: Glass House Gorteens C483



Ruins of the Glasshouse

The Glasshouse, an early 18th century house, was occupied until the early 1990's, but has since fallen into a state of neglect. The Port of Waterford is now located in direct proximity to this house; hence much of its original setting has been obliterated.

Apart from a couple of sash windows, there are few remaining intact features, with many of the openings having been blocked up in recent years. Located on an elevated site overlooking the River Suir, the remains of the house indicate that it was once a building of fine architectural quality.

4. Springfield House

Townland: Gorteens

RPS: Springfield Gorteens C482



Ruins of Springfield House

Ruins of Springfield House (18th century). The original setting of the house is now lost and a waste water treatment plant is currently being constructed on the site. Only the shell of the house remains, with all the openings now blank. Despite its ruinous condition, it is still an impressive structure, with the bows to either end of the façade adding to its elegance.

5. Pair of watchtowers

Townland: Ferrybank

RPS: Ferrybank C456



Watchtowers at Ferrybank

The tower in the foreground of photograph is located off the Rockshire Road, while the second tower is situated at the summit of Rockshire Hill. Both towers are two-storey, roofless and circular in shape. Both were constructed as watchtowers during the Napoleonic period (late 18th century –early 19th century).

6. Rockshire House

Townland: Rockshire
RPS: Rockshire C374



Rockshire House

Classical-style house (c.1775). Despite having been extensively renovated and extended, it retains a substantial amount of early fabric. Restored in the late 1980's and converted to use as apartments in 2001. An elegant middle-size house forming an important element of the mid to late 18th century domestic architectural heritage of the plan area. Distinctive attributes include the bay windows, the wrought iron railings and the Classically-detailed doorcase.

7. Kilmurry Castle

Townland: Kilmurry
RPS: Kilmurry C435



Tower & domestic house



Stone outbuildings

All that remains of Kilmurry castle today is a tower house (difficult to date but could be early 17th century) and a range of stone outbuildings. The tower house is now attached to a domestic dwelling, which appears to date from the early 19th century. This house was originally built for ecclesiastical purposes. It is a two storey structure, with a pitched roof and an irregular fenestration pattern. It retains much of its original fabric, but has undergone some renovation works. The tower house itself is in a reasonably intact state. It appears to have undergone some repair work in recent times with buttressing being added to the back wall, but done so in a sensitive manner.

This is an attractive complex of buildings, the appeal of which is enhanced by the mix of architecture from different periods. Interventions have been kept to a minimum, are of an appropriate scale and employ a similar palette of materials. It is positive to see the complex being used for domestic purposes.

8. Grannagh/Granny Bridge

Townland: Grannagh
RPS: Grannagh D154.



Bridge

This single-arch rubble limestone road bridge over river (c.1800) represents an example of traditional construction in locally-sourced limestone. It makes a subtle visual statement in the landscape, exuding an air of rustic charm.

9. Grannagh/Granny Railway Bridge

Townland: Grannagh
RPS: Grannagh D11



Viaduct

This viaduct is 120ft (367 m) in length and formerly carried Mallow- Rosslare line over the River Suir. It is of Pratt truss construction, including vertical members and diagonals that slope down towards the centre. Designed by Sir William Arrol of Glasgow, its spans are supported on twin cast-iron piers, the central span lifting to allow boats to pass through. Of similar design to the Barrow viaduct.

10. Grain Mill

Townland: Gorteens
RPS: Gorteens D136



Ruins of Mill

Ruinous shell of a grain mill, which once stood as a 5-storey structure. Formerly, it had two waterwheels, but is now devoid of machinery. It is currently overgrown with tress and is in a very dilapidated condition.

11. Outbuilding

Townland: Mullinabro
RPS: Mullinabro C370



Remains of outbuilding

One-storey rubble building with loft, in very poor condition. The only remaining element of the mid 18th century Mullinabro house and farm complex. Remains of house and three storey outbuilding stood until recent years, now demolished.

12. Rockland House (now the Athenaeum House Hotel)

Townland: Christendom

RPS: Christendom Ferrybank C473



Hotel entrance



Outbuilding range

A middle-size house (c.1825) incorporating pleasing proportions with a centrally placed Classically-detailed doorcase. Despite having been extensively renovated and extended, the house still retains a substantial quantity of historic fabric. There is also an outbuilding range to the rear of the house. Although now disused, this outbuilding range contains some attractive features such as the elliptical headed carriage ways to the ground floor, and contributes to the overall setting and appearance of the house.

13. Grannagh Castle

Townland: Grannagh

RPS: C432



Castle overlooking the River Suir



Decorative internal stonework

A late 14th century tower-house with later elements including a 17th century oriel window. It was partially restored in the 18th century. Beside the tower is a medieval two-storey hall, and the whole is surrounded by a curtain wall. There are still some remnants of the rich decorative stonework that went into the building of the castle. It is now a National Monument.

2. Structures included in the National Inventory of Architectural Heritage for County Kilkenny, and proposed for inclusion in the RPS:

Where a National Inventory of Architectural Heritage (NIAH) survey has been carried out, those structures which have been attributed a rating of international, national or regional importance in the survey will be recommended for inclusion in the RPS by the Minister for the Environment, Heritage and Local Government. In this context, 3 structures are included in the NIAH for County Kilkenny which are not currently on the RPS.

14. Turret

Townland: Mullinabro

NIAH 12404315

Rating: Regional



Turret

This freestanding turret (pre-1840) is the most intact remaining element of the mid 18th century Mullinabro country house estate. It is composed of random rubble stone walls with rubble stone crow-stepped parapet. The openings consist of square-headed slit-style windows and a pointed-arch door opening with rubble stone voussoirs. This turret is a picturesque landmark in the landscape. There is also a surviving outbuilding on the site, although it is in very poor condition.

15. Worker's House

Townland: Newrath

NIAH 12404323

Rating: Regional



Main façade

This rail crossing guard's house was opened in 1854. It represents an important element of the built heritage of the locality due to its associations with the development of the Great Southern and Western Railway line. It has been well maintained and is still in use for its original purpose. It retains much of its early fabric such as the iron railings to front of the house, although it has been partly refenestrated. This house remains an appealing landmark and serves as a point of visual interest in the locality.

16. Thatched cottage

Townland: Grannagh

NIAH 12404309

Rating: Regional



Side of cottage



Front of cottage

A traditional vernacular thatched cottage (c. 1825), which retains much of its early form and historic features. Although now disused and in a dilapidated condition, this cottage is a rare surviving example of the early nineteenth-century vernacular legacy of South Kilkenny. It is aligned at a right angle to the road alignment, which is a typical feature of Irish vernacular buildings.

3. Structures that are *not* on Record of Protected Structures and are *not* included in the National Inventory of Architectural Heritage for County Kilkenny, but which may warrant protection by way of future inclusion in the RPS:

A. Larkfield House & outbuildings

Townland: Kilmurry



House and Entrance Avenue

Although this house has been substantially refurbished with a new roof, render, entrance porch and new windows, it appears to retain its original form and setting. Reference to the 1st edition OS map (1839-1842) indicates that the present house on this site corresponds to the original Larkfield House in terms of the building outline and setting. Substantial quantities of early fabric have been lost as a result of renovation; however, there are a number of stone outbuildings to the rear, which along with the fine entrance avenue and entrance gates, add character to the setting of this house.

B. Gyles Quay – house, outbuildings & woodland

Townland: Rathculliheen



1st edition OS map (1839-1842)



House and stone wall

Gyles Quay appears to be the original setting of Snowhaven House (see OS map below) with the present complex retaining many early architectural features such as stone walls, iron gates, entrance piers, and attendant outbuildings. The existing house on the site appears to be a later addition and has been refenestrated in recent years. The setting of this house is greatly contributed to by the farmyard and woodland. Although the house itself is only of modest architectural character, the complex as a whole has a charming historic appeal.



Entrance gates to house



Entrance gates to farmyard

C. Terrace of 2 houses

Townland: Rathculliheen.



Terrace of two houses (late 19th century), retaining much of their early fabric. These houses continue to make a pleasing visual impression on the surrounding landscape. Both houses feature exposed stone walls to the front, with iron gates to entrance. Notable features include the intact timber sash windows and the iron bars to the ground floor windows. It is likely that these houses were built to serve a function associated with the nearby Beacon Quay.

D. Flour mill & Mill Cottage

Townland: Rathculliheen



Flour Mill



Mill Cottage

Both these structures appear on the first edition Ordnance Survey maps. The flour mill has undergone extensive renovation, having been inappropriately refenestrated. It also appears

that the crenellations above the string course are a later addition. Despite the fact that the original appearance of this mill has been greatly altered, it is an important reminder of the industrial heritage which was once associated with the surrounding area. The mill cottage has also been refurbished, retaining few of its original features. However, the appeal of this pair of structures is strengthened by their roadside setting and also in the fact that they continue to share a relationship through their new use as a caravan park business. The reasonably intact nature of both the mill and cottage allow them to contribute to the heritage and character of the surrounding area.

E. Gorteens Castle – remains

Townland: Gorteens



Remains of gate house

All that remains of the original Gorteens castle complex today is a late medieval gate house. The upstanding ruin of this gate house is composed of random coursed stone walls with sandstone quoins to the corners. It is in a reasonably intact state and makes a strong visual impact on the surrounding landscape, occupying a prominent site at the junction of two roads. The site at which it is located contains the ruins of a domestic house and farm-buildings. These structures detract somewhat from the setting of the medieval gate house.

F. Farmhouse

Townland: Kilmurry

A middle-size farmhouse of modest architectural aspirations retaining its original composition attributes. Set in its own grounds, with an attractive entrance lane and a low wall to the front of the house, the traditional setting of this house enhances the overall appearance of the farm complex, lending it a certain aesthetic appeal. There appear to be the remains of a walled garden in the field adjacent to the house, suggesting an historic association with a larger country house that once existed in the locality.



View of farm house from the road



Stone wall remains in adjacent field

G. Two storey house

Milepost Village



The appearance of this two storey semi-detached house is enhanced by its setting on the upward slope of a road. It is a good example of a vernacular house, retaining much of its early fabric and displaying an informal fenestration pattern. The single storey house attached to it is in a state of disrepair, with boarded up windows and a partially collapsed roof.

H. Terrace of single storey houses

Milepost Village

This terrace of single storey houses represents an example of traditional vernacular architecture in a village setting. The houses are currently in a state of neglect, yet remain reasonably intact and retain much of their early fabric. The house to the far left displays finer architectural detailing than the others, having brick window dressings.



I. Former Public house / bar

Milepost Village



Main façade of pub

This is a pleasing architectural example of a traditional village pub. A modest structure of unassuming architectural aspirations, this pub is a reminder of the social interaction and community development of bygone years. Currently disused, the building is in good condition and retains much of its early fabric. It would appear that the upper floor was used for residential purposes and that entry to the pub was through the porch. This porch contains pleasing decorative details such as the sash windows, bargeboard, iron finials and simple signage, enhancing the overall appearance of the building.

J. Postbox

Milepost Village

Wall-mounted cast-iron post box set in a pebble-dashed wall, with raised "VR" royal cipher. This post box makes a subtle visual impression, serving as a tangible reminder of the period when Ireland formed part of the British Empire.



Post Box

K. Brothers of Charity Complex – originally Belmont House

Townland: Belmont



Church & new development alongside



St. Michael's

The Brothers of Charity complex appears to have been built on the site of Belmont House (c.1800), with modern agricultural buildings associated with the Charity occupying the site of the original walled garden. Belmont House was originally home of the Barron family, who were renowned in Ferrybank for their material wealth and acts of generosity towards the community. The house became a hospital in the mid 19th century (known as St. Patrick's Institution). However, little remains of Belmont House today, with most of the building having been gutted by a fire in the early 20th century.

The complex is in reasonably good condition, with many of the buildings retaining much of their early fabric. However, a number of new buildings have been added to the complex, with many of these being inappropriate in design and character. The church (c.1920) in particular contributes to the architectural significance of this site, displaying a fine roundel window. The site itself is quite elevated and offers views of Waterford city below.

L. Water pump

Townland: Cloone / Mullinabro



Water pump

Freestanding, cast-iron water pump (c. 1900) consisting of a banded cylindrical shaft with moulded cylindrical head. The full handle now appears to be missing. The appearance of this water pump has been well maintained and it continues to make a subtle visual impression in the rural landscape.

M. Mavis Bank House

Townland: Newrath



Mavis Bank house

This house is an attractive, well proportioned structure (late 19th century). The retention of original sliding sash windows, circular cast-iron downpipes and the attractive entrance porch enhance the appearance of the house further. The shouldered architrave to the dormer window and gabled breakfront adds interest to the façade of the house.

N. Woodside House

Townland: Newrath



Woodside House

One of a pair of structures, Woodside House (late 19th - early 20th century) represents an attractive example of domestic architecture at the turn of the nineteenth century. The retention of original sliding sash windows, and the attractive entrance porch with its cat-slide roof, contributes to the appeal of this house. The projecting gable fronted bay elevates the appearance of this structure, adding variety and interest.

O. Glendale House

Townland: Newrath



Glendale House

Glendale House (late 19th - early 20th century) was built in a pair, alongside Woodside House. It does not retain as much early fabric as the neighbouring property, having replacement windows. The projecting gable with its cat-slide roof elevates the appearance of this structure.

P. House – originally Mountain View House

Townland: Rockshire



A modest scale house with a generous tree lined entrance avenue. It appears to date from the early 19th century, although the front porch seems to be a later addition. The house retains many early features such as the timber sash sliding windows, cast-iron rain water pipes and attractive entrance door. The well-proportioned façade adds an air of grandeur to this structure.

Q. Newrath House

Townland: Newrath



View of house from avenue

Main entrance façade

A handsome country house of balanced proportions, which retains its early character and a substantial amount of its early fabric despite some recent alterations. It would appear that this house has been standing in its present form since the late 19th century, prior to this there

was an 18th century house on the site, part of which may have been incorporated into the existing Newrath House. The front façade of this house is enhanced by the retention of features such as the timber sash sliding windows, the carved stone pediments above the ground floor windows and the decorative piers alongside the entrance staircase. This building is an attractive feature in the landscape, occupying a prominent site in the plan area.

R. House

Townland: Newrath



Rear of house

Late 19th – early 20th century house built in the Arts-and-Crafts-style. Notable features include the clay roof tiles and the red brick chimneys. The entrance to this house features an attractive set of iron gates.

Appendix 4: Archaeology - Sites and Monuments Record

1. National Monuments protected by the State under the Monuments Acts, 1930, 1954 (Amended 1987)

Grannagh

Grannagh Castle

2. Sites and Monuments Record

The information in the Sites and Monuments Record (SMR) was issued on a county basis between 1984 and 1992. The Sites and Monuments Record (SMR) formed the basis for the statutory Record of Monuments and Places. These recorded monuments are protected under the National Monuments (Amendment) Act 1994. The maps (i.e. the sites and Monuments record for County Kilkenny) showing the archaeological sites throughout County Kilkenny are subject to updating. The RMP is not an exhaustive list of all archaeology in existence. The RMP for County Kilkenny is available for inspection at the Planning Department in County Hall

Details of recorded sites and monuments occurring in townlands within the plan area are outlined below.

Townland: ABBEYLANDS

SMR Number	Classification
KK046-022----	House - 16th/17th Century
KK046-009002-	Fulacht Fia
KK046-012----	Fulacht Fia
KK046-010----	Fulacht Fia
KK046-009001-	Fulacht Fia
KK046-011----	Fulacht Fia
KK046-008----	Fulacht Fia

Townland: NEWRATH

SMR Number	Classification
KK046-006004-	Fulacht Fia
KK046-006003-	Fulacht Fia
KK046-006002-	Fulacht Fia
KK046-027----	House - 16th/17th Century
KK046-018----	House - 16th/17th Century
KK046-007----	Gibbet
KK046-019----	House - 16th/17th Century
KK046-020----	House - 16th/17th Century(s)
KK046-006001-	Fulacht Fia
KK046-006005-	Fulacht Fia

Townland: BALLINVOHER

SMR Number	Classification
KK043-070----	Standing Stone

Townland: GORTEENS

SMR Number	Classification
KK047-003002-	House - 16th/17th Century
KK047-003003-	House - 16th/17th Century
KK047-003001-	Castle - Unclassified
KK047-001----	Castle - Unclassified
KK047-004----	Glass Works (18th century)
KK047-002001-	House - 16th/17th Century
KK047-002002-	House - 16th/17th Century

Townland: KILMURRY

SMR Number	Classification
KK043-038----	Redundant Record
KK043-038002-	Graveyard
KK046-028----	Castle - Tower House
KK046-029----	House - 16th/17th Century
KK043-036----	Cist
KK046-028001-	Chapel
KK043-060----	Stone Row
KK043-038001-	Church
KK043-037001-	Ritual Site - Holy Well

Townland: ROCKSHIRE

SMR Number	Classification
KK043-035----	Fulacht Fia

Townland: CHRISTENDOM

SMR Number	Classification
KK046-023----	House - 16th/17th Century
KK046-014----	Fulacht Fia
KK046-015----	Fulacht Fia
KK046-024----	House - 16th/17th Century
KK046-013002-	Fulacht Fia
KK046-013001-	Fulacht Fia

Townland: GRANNAGH

SMR Number	Classification
KK043-034001-	Castle - Unclassified

Appendix 5: Community Facilities Matrix

Community Facilities and Services	Population Thresholds for Viability	Provisions already made in the Ferrybank-Belview area and in the vicinity of Waterford City	Notes	Suggested Number of Facilities Required in the Ferrybank-Belview area
Crèche and Childcare Facilities	1 facility catering for approx. 20 children per 75 dwellings.	1 proposed at Ferrybank - (community based), and 1 proposed for the Ferrybank-Abbeylands Shopping Centre.	There are approximately 4 childcare facilities located in the plan area at present: Stepping Stones, Tir na nÓg, Bumblebees and Hopscotch.	Given the level of housing construction in the plan area, there is likely to be a demand for a greater number of childcare facilities in the lifetime of this plan.
Primary School	On average in Ireland, there is one Primary School for every 1,200 persons (CSO).	There is a site available for a new primary school at Abbeylands.	There are currently 2 primary schools within the vicinity of the plan area. The level of new housing in the plan area indicates that there is a need for at least 1 more primary school in the plan area.	1+
Secondary School	On average in Ireland, there is one Primary School for every 5,770 persons (CSO).	No provisions have been made for an additional secondary school facility in the plan area.	There is currently 1 secondary school in the plan area. The level of new housing in the plan area indicates that there is a need for another secondary school in/within the vicinity of the plan area.	1

Retail: Shopping Centre	There is no clear size threshold for a Shopping Centre although, depending on the density of population in the catchment area, they are likely to comprise about 10,000 square metres in or adjacent to the main towns	The Ferrybank-Abbeylands Shopping Centre due to open in mid 2008 comprises: 8,232 sq m of retail space (4,049 convenience, 3,341 comparison, and 842 bulky goods)	Once the Ferrybank-Abbeylands Shopping Centre is complete, the plan area is likely to have a more than adequate provision of retail, both comparison and convenience. However, it is unrealistic to expect this centre to serve the local needs of the entire plan area; hence a number of Neighbourhood Centres will be required, serving catchment areas of approximately 500 metres.	Adequate provision
Retail: Neighbourhood Centre	A key element of such centres is that they be within reasonable walking distance (approximately 300-400 metres) of the primary retail centre in the area.	There are very few local shops in the plan area at present. However, a number of housing developments permitted in recent years include neighbourhood centres. As yet, none of these have been built/completed.	The level of new housing planned for the area indicates that there will be a strong need for a number of neighbourhood centres. Appropriate uses for neighbourhood centres include grocery stores, newsagents, hairdressers, dry cleaners etc. Large neighbourhood centres will be permitted at strategically locations such as Newrath and Christendom, with smaller neighbourhood centres locating at Rockshire and Ratchcullilheen.	4
Pubs	c.4000 - 5000	N/A	There are 2 - 3 pubs dispersed throughout the plan area at present. There is an opportunity for another pub/restaurant to locate in Ferrybank. An appropriate location for such a facility would be in the Ferrybank-Abbeylands Urban Village.	2+

Post Office	The national post office coverage per capita in Ireland is 50 outlets per 100,000 residents (which translates to 1 per every 2,000 people).	N/A	There is one post office in Ferrybank at present. It is likely that there will be a need for another post office in the future, ideally within one of the planned neighbourhood centres or the Ferrybank-Abbeylands Urban Village.	1
Credit Union/Bank/Building Society	10,000	N/A	Plans are well advanced for a new Ferrybank branch of St Dominic's Credit Union.	1+
Medical facilities	Doctor's surgery (4,000) Health Centre (9,000 - 12,000)		Plans are in place for a family health centre in Ferrybank adjacent to the Ferrybank Childcare Centre. There will also be a new medical centre in the Ferrybank-Abbeylands Shopping Centre.	2+
Community facilities	Varies depending on the scale of the facilities.	A number of the larger housing developments permitted in recent years have included community spaces. As yet, none of these have been built/completed.	There is no dedicated community building in Ferrybank. Various buildings are used for classes, meetings etc such as the Parish Hall. There is a strong need for a purpose built community facility in the plan area.	1+

Arts & Culture Facilities	Varies depending on the scale of the facilities.	N/A	Although Waterford City is well served by arts & cultural facilities, the potential exists for the plan area to develop a theatre/art gallery of its own. The existence of an active Arts group in the area provides an incentive to develop such a facility.	1+
Church/Religious Meeting Facility	9,000	N/A	There is 1 Catholic Church within the immediate vicinity of the plan area. The Church Of Ireland Church is currently disused. The idea of creating a small scale multi-denominational facility within the plan area may warrant further exploration.	1+
Sports Centres/Public Leisure Centre including Swimming Pool.	24,000	N/A	Ferrybank A.F.C.'s soccer grounds are located in Abbeylands. There is also the Ferrybank G.A.A. Club. The Waterford Golf Course is situated within the plan area. In terms of public leisure and swimming facilities, the nearest services would be in Waterford City. The schools in the plan area, in particular, Abbey Community College require improved sports facilities.	1+

Pharmacy	5,000	There are a number of pharmacies proposed for the plan area - one in the Ferrybank-Abbeylands Shopping Centre and one in the Ross Abbey Village Centre at Rathcullheen.	There is currently 1 pharmacy in the plan area - Mulligan's pharmacy, Rockshire Road in Ferrybank.	
Library	12,000 – 30,000	N/A	At present, the plan area is served by a mobile library which visits once every 3 weeks. A more permanent library presence will be required which can provide expanded and upgraded facilities.	1
Cinema	20,000 - 30,000	N/A	There is adequate provision for cinema goers in Waterford City.	
Hotel	10,000 – 20,000		There is 1 hotel in the plan area at present. The Ard Ri hotel is currently vacant. Therefore, there is an opportunity for other hotels to locate in the plan area in the future.	Open for Consideration