

Preparation of a Local Area Plan for Kilmacow – Pre-Draft Stage

Summary of Issues Raised in Written Submissions

This report comprises an overview of the main concerns expressed within the written submissions received during the pre-draft consultation period to the Draft Kilmacow Local Area Plan.

Submissions were sought from the public at two stages; the first was from 12th March to 18th April 2008, the second was in November 2008. During the first submissions period a leaflet/questionnaire was distributed which sought to gain people's views on the positive and negative aspects of Kilmacow and what changes, if any, they would like to see take place there. A total of 54 submissions were received (26 written submissions and 28 no. completed questionnaires) to this display period. Two late submissions were also received (one questionnaire and one written submission).

After a public workshop in Kilmacow on the 28th October, a second submissions period then took place in November 2008, whereby a leaflet of the proposals discussed at the workshop was circulated. Comments were invited within a 2-week timeframe. A total of 4 written submissions were received in response to the workshop and the distributed leaflet.

This report comprises four sections. The first section summarises the issues raised in the 4 written submissions made during the public consultation stage of the Draft Kilkenny County Development Plan 2008-2014 referring to lands in Kilmacow. The second section summarises the 26 submissions received during the first consultation period for the Kilmacow Draft Local Area Plan (March-April 2008).

The third section comprises an overview of issues raised in the 28 anonymous questionnaires (plus two included in other written submissions, plus one late) that were returned during this first submissions period.

The fourth section summarises the 4 submissions received during the second submissions period.

Section 1: Submissions made to the Draft Kilkenny County Development Plan 2008-2014

D94	Mr. Owen Sheehan for Kilmacow Development Group	This submission highlights concerns in relation to :- <ul style="list-style-type: none"> County Settlement Strategy and Settlement Hierarchy Regulating an appropriate scale and design of residential development for settlements Concerns in relation to infrastructure and the environment including water supply and quality and sewerage facilities. Concerns expressed in relation to water drainage and flooding 	18 th October 2007
D124	Mr. Kieran Reid (via agent Patrick Halley & Associates)	Request to rezone c. 30 acres of lands located on the west side of the main road connecting the two villages, from rural conservation to residential. In return, the submission proposes that approximately 17 acres of lands located on the east side of the main road would be ceded to the Local Authority subject to agreement. The submission suggests that those 17 acres would be suitable to accommodate community facilities.	19 th October 2007
D126	Ms. Ann Murray (via agent Patrick Halley & Associates)	Request to zone c. 16 ha of lands from agricultural to light industry/employment. The lands are currently located outside the development boundary of Kilmacow at Skeard, North East of the village and adjacent to the link road from the N.7 at Irish's Pub to Kilmacow Village.	19 th October 2007
LATE SUBMISSION FOR CDP	Mr and Mrs Eileen & Michael McGrath	Request to rezone lands in Lower Kilmacow (on west side of bend in the road in Lower Village) from rural conservation to community facilities. Please note that the submission did not state the site area, however we roughly estimate that it is around 2 ha / 4.94 acres.	30 th January 2008

Section 2: Summary of Issues raised in written submissions April-March 2008

No.	Name / Group	Summary of Issues Raised	Date received
K1	Mr. Richard Kirwin	<ul style="list-style-type: none"> Appropriate infrastructure is required to accommodate existing development Flooding – a study of the flood plain in Kilmacow is needed Requests no increase in the amount of residential zoned land Roads in Kilmacow are inadequate and footpaths are needed The separation between the villages should be retained and lands in between designated as rural conservation area The historic character of the villages should be preserved. 	15 th April 2008 by email
K2	Ms. Amanda Wallace	<ul style="list-style-type: none"> Traffic calming is needed in the Upper Village Requirement for additional services in the village centre Improvements to public transport services needed 	11 th and 13 th April 2008 by email
K3	Mr. Pat Doody	<ul style="list-style-type: none"> Requests the preservation of the existing village streetscapes and heritage buildings e.g. mills The banks of the River Blackwater should be retained as public amenity for local use and tourism Requests the retention of green areas for recreation and amenity Inadequate provision of footpaths, cycleways and off-street car parking needs to be addressed A by-pass should be provided from the Sports Complex to Shamrock Grove 	15 th April 2008 by email

		<ul style="list-style-type: none"> • Provision of land is required for schools expansion • Provision of a pedestrianised area for new shops, pubs, restaurants in Kilmacow is needed to accommodate increased population • Suitable area should be identified to accommodate service industries with heavy industries positioned around the N9, N24 and N25 areas • Expansion lands for Rosedale are required • Lands for enlarged medical centre is required • Identification of suitable lands for office developments and R&D facilities • Promote tourism in the villages 	
K4	Ms. Eilis Kirwin	<ul style="list-style-type: none"> • No additional lands should be zoned for residential development • Flooding problems in Kilmacow need to be resolved • The existing separation between the villages should be retained • Key infrastructure including footpaths, public lighting and traffic calming measures are needed • Provision of adequate schools and social infrastructure to support population growth is needed 	15 th April 2008 by email
K5	Mr. Martin Sutton Upton	<ul style="list-style-type: none"> • Flooding problems in Upper Street should be addressed • Traffic calming in Upper Village is needed • Request that the two villages remain separate 	11 th April 2008 by post
K6	Ms. Vivienne Griffin	<ul style="list-style-type: none"> • Provision should be made for a larger school in tandem with the provision of new housing • Provision of footpaths and cycle lanes are required in the village • Any new development in the village centre should have adequate off-street parking • High quality and visually unobtrusive design of new development is needed • Developers should contribute to development of recreational facilities around the river/sports complex area • Provision of an adequate housing mix in new development is required to accommodate families and reduce one-off housing • Only low density development should be allowed • The green area in between the villages should be retained • Footpaths are needed especially between Narabaun and Dangan Roads 	11 th April 2008 by post
K7	Mr. Gerard Power	<ul style="list-style-type: none"> • Density of 5 houses per acre should be the maximum allowed for future development • No 2-storey houses should be allowed in Kilmacow • Requirement for proper infrastructure to be in place prior to any new development • Flooding problems need to be addressed • Issues of poor water supply need to be resolved • New development should be in keeping with the scale and character of the village 	18 th April 2008 by email
K8	Ms. Catherine Lowe	<ul style="list-style-type: none"> • A link / bridge should be developed to link the Parish Hall and the Sports Complex to improve access to services 	18 th April 2008 by email
K9	Mr. David Williams	<ul style="list-style-type: none"> • Prioritise upgrading of roads, provide footpaths and maintain public areas in village before further development is allowed in Kilmacow • The two villages should be maintained with no development allowed in between • Footpath provision should be prioritised along the road linking the villages • Flooding problems need to be addressed 	17 th April 2008 by email

		<ul style="list-style-type: none"> • Future housing can be accommodated once adequate infrastructure is in place. 	
K10	Mr. John Laffan	<ul style="list-style-type: none"> • Control and disposal of sewerage in Kilmacow is currently inadequate • Density, scale and design of new development should be appropriate to existing village character • Repair and maintenance of roads in Kilmacow is urgent • A set-down area for St. Senan's Boy's school is required • Ribbon development needs to be controlled in the villages • Flooding problems on sports complex lands places restrictions on future development / expansion of these facilities • Footpath connecting the two villages is required • Only low-density development should be allowed in keeping with the village character • A management study of the River Blackwater and the tidal area should be investigated in dealing with floods that are occurring more frequently in Kilmacow 	15 th April 2008 by email
K11	Mr. Gavin Lonergan	<ul style="list-style-type: none"> • No future development should be allowed until current infrastructural deficiencies are resolved • Clear and precise policies and objectives in new LAP are required • A density of 4 houses per acre should be enforced • De-zoning of residential zoned land should be considered and no development of backland sites allowed • Future development should be linked to the expansion of schools and increased capacity • A properly equipped re-cycling area should be provided • Commercial / industrial development is not suited to the village • The two villages should remain separate • Traffic management measures are required in Kilmacow 	17 th April by email
K12	Mr & Ms John & Philomena Kennedy	<ul style="list-style-type: none"> • 8 houses to the hectare should remain the maximum density • New housing design should be in keeping with existing houses • Road maintenance and improvements are required including care of bridges • Adequate street lighting and footpaths are required to link the villages • Upper and Lower villages should be kept separate • Flooding problems need to be addressed - a storm water collection system capable of accommodating current and future development is required • Water quality and quantity problems in Kilmacow need to be resolved prior to any new development taking place • A set down area for St. Senan's Boys School is needed • Schools capacity issues need to be addressed 	18 th April by post
K13	Mr Sean Walsh	<ul style="list-style-type: none"> • The two villages should be kept separate • Unique village character should be preserved and kept rural in nature • Deficiencies in infrastructure needs to be addressed • Existing roads can't accommodate large scale development • Needs of the existing community should be prioritised 	18 th April by post
K14	Mr. Issac Morgan	<ul style="list-style-type: none"> • Requests de-zoning of land back to agricultural use within Kilmacow • Proposes a nature conservation area near the river • Maintenance and repair of stone bridges at Dangan and Lowe Kilmacow needed • Public lighting and footpaths needed especially on the road linking the boys 	18 th April by fax

		<p>school to village</p> <ul style="list-style-type: none"> Quality of the roads needs to be improved 	
K15	Mr. Owen Sheehan for Kilmacow Development Group	<ul style="list-style-type: none"> Questions the use of the '<i>polycentric</i>' strategy of the Draft County Development Plan 2008-2012 Queries settlement hierarchy of the Draft CDP and suggests that Kilmacow should be re-classed and downgraded from a village to a smaller settlement/node. Upper and Lower Villages should be kept separate and lands in between kept as a rural conservation area Requests no further residential zonings Zoning backlands for development is seriously flawed and totally unacceptable in Kilmacow Existing backland sites should be zoned rural conservation area. Proposed developments should match the existing pattern and scale of development in Kilmacow – the predominant house type is a single storey bungalow Lands should be set aside for the provision of community facilities De-zoning of residential lands requested A maximum density of 8 houses per hectare should be enforced with only on-street housing in the village centres being an exception to this rule A request for clear and unambiguous policy Roads infrastructure is poor and unsuited to increased traffic levels Existing schools are at full capacity and extensions are required A set-down area at St. Senan's Boys School is urgent In sufficient space at St. Joseph's Girls School to have separate play areas for different ages groups Traffic calming and management measures are required especially at schools Insufficient water supply and poor water quality in Kilmacow needs to be addressed The next local area plan must include a management plan for the River Blackwater Flood alleviation measures are required – storm drains needed A full assessment of the new roads impact on water levels is needed and the LAP should address this New residential developments in Kilmacow should be required by condition to provide their own sporting facilities Grant aid and funding problems in order to upgrade and extend the Sports Complex facilities 	17 th April 2008 by email
K16	Mr. Liam Williams	<ul style="list-style-type: none"> Kilmacow's rural setting, unique two separate village and river walks are all positive aspects to be promoted The recent growth of Kilmacow without proper infrastructure, the bad condition of the roads, poor water quality, both pressure and shortages and the on-going flooding are negative aspects of Kilmacow that need to be addressed Schools should be developed to accommodate more pupils ahead of any further development There should be no more housing estates like Chapel Gate that lack imagination in design Development should grow to the north of the upper village in the future where 	17 th April 2008 by email

		<p>proper access to a new road system would not be a problem</p> <ul style="list-style-type: none"> • Any new development should be small and well planned • Concern expressed regarding a statement made by Mr. Kieran Reid regarding a submission he has made to KCC to have lands between the two villages rezoned for development. 	
K17	Mr. Michael Hayes	Request to have 1.2 ha of lands at Tiermore, Kilmacow rezoned to residential.	14 th April by post
K18	Mr & Ms. Pat & Josephine Cullen	Concerns over the legal ownership of lands located at the river near to the Sports Complex.	17 th April by email
K19	Mr & Ms. Paul & Nicky Grace (via agent:- CDP Architects)	Request to rezone c.18 acres of rural conservation land located at Dangan, to residential.	18 th April by post
K20	Mr & Ms Nicholas & Maria Walsh	Request to have c. 11.2 ha (27.8 acres) of lands located to the east of Kilmacow at Skeard included in the development boundary and zoned to accommodate amenity use or similar to provide facilities such as sheltered housing for the elderly, day care centre / nursing home, community leisure centre facilities, outdoor leisure facilities such as pitch and putt.	18 th April 2008 by post
K21	Mr. Ian Harney (via agents:-Fewer Harrington Lawlor & Partners)	Request to extend the current development boundary at Narabaun North to include agricultural lands and to rezone them for low density residential development. Site area is not given but estimated at approximately 3.8 ha (9.4 acres)	18 th April 2008 by post
K22	Suirside Joinery (via agent:- Peter Thomson Planning Solutions)	Request to extend the current development boundary at Narabaun North to include c. 2.08 ha (5.14 acres) of agricultural lands and to rezone them for low density residential development.	18 th April 2008 by post
K23	L & M Walsh (via agent:- CDP Architects)	Request to have an increased density of 8-10 units per acre applied to c.6 ha (15 acres) of residential zoned lands located at Dangan.	18 th April 2008 via post
K24	Mr. Liam Walsh (via agent BDA Architects)	Request to extend the current development boundary at Dangan and to rezone agricultural lands for residential / commercial use. Please note that the submission did not state the site area, however it is roughly estimated to be around 5 ha / 12.3 acres.	14 th April 2008 by post
K25	Mr. Thomas Quinlan	Request to have large extent of lands around Kilcronagh House and Greenville Park rezoned from rural conservation to agricultural. The exact site area is not given in the submission.	14 th April 2008 by email
K26	Mr. Michael O'Neill	Requests that supermarket and filling station lands at Lower Street, Kilmacow remain zoned general business in order to retain business and expand in the future if necessary.	17 th April 2008 by post

Section 3: Responses from Questionnaires

In addition to the individual submissions received by Kilkenny County Council, a number of responses were received via leaflets / questionnaires that were distributed around the village and at the public workshops. The questionnaires sought people's views on Kilmacow in order to shape the future vision for the village. A total of 30 no. completed questionnaires were returned to Kilkenny County Council before the closing date of 18th April 2008. As responses to the questionnaires are anonymous with no names or contact details given, it is considered appropriate to simply list the various answers given under the various questions posed. Where respondents made similar comments to the same question, the comment or issue has only been stated once, to avoid undue repetition. It should also be noted that some respondents referred to a number of the issues stated.

Responses received to questions:-

1. What do you like most about Kilmacow?

- The community spirit and community organisations
- Friendly atmosphere, good neighbours and active community / low crime rate
- Its rural / intimate setting
- The River Blackwater / fishing
- The green fields and country living
- Its closeness to Waterford
- The many settled families here
- The local history
- Good sports facilities
- The good local schools
- At the moment I don't like a lot
- It's a great place to grow up in
- Being able to walk near the sports complex
- The peace and quiet at Rosedale
- The old buildings and character of the village
- It's safe for children
- Nice houses / low density housing
- Good farming community
- It has good services such as schools, sports facilities, parish hall and shops
- It's not over crowded / over populated

2. What do you like least about Kilmacow?

- The thought of more houses being built here especially between the upper and lower villages
- The thought of Waterford taking it over
- Nothing - I like most things in Kilmacow
- The poor quality roads / narrow roads
- Flooding problems
- Speeding cars and heavy traffic
- Having no safe place to walk or cycle between the two villages i.e. there are no footpaths or cycle paths
- There are no big playing areas in Dunkitt and Ullid
- That there is no bus service / lack of public transport
- The recent building of Chapelgate estate – it is not in keeping with the character of the area
- That there is no chemist in the village
- Young people that congregate in the Upper Village
- The recent growth in building / large scale developments / feeling of over-crowdedness in Kilmacow
- High density development
- The worry that the village is losing its character
- All the new building construction at present which inconveniences me and puts miles onto my short journey
- The sewerage system in Chapelgate
- Change that is occurring too quickly for a small village
- Litter in the hedgerows
- The Daybreak shop which causes serious traffic congestion
- The derelict buildings
- The lack of services e.g. buses, taxis, shops of a specialist nature
- The water shortages in summer months
- Lack of facilities for teenagers
- Ugly buildings that should be restored or replaced
- Nothing – I like everything about Kilmacow

3. What changes would you most like to see in Kilmacow?

- The provision of bicycle lanes and footpaths
- Derelict buildings restored and re-used
- Speed limits reduced on the roads
- The roads made safer via better maintenance and traffic management
- One-way routes introduced through the village

- Historical buildings conserved e.g. the college alongside the church, the creamery, the ball alley and the old concert hall behind it
- Better public lighting
- An old mill restored
- Planning ahead for the area
- Provision of a chemist
- Provision of a children's play area on the sports complex lands
- Provision of a therapy centre / provision of a better (more frequent) doctor's surgery
- I would like to see very few changes at present – wait until the new ring road opens and see how things are then
- Extra facilities for the elderly
- No more housing estates on the same scale as Chapelgate estate – it is not in keeping with the character of the area
- No housing in area between the villages
- Better access from Murray's Cross on the Dublin Road so that traffic does not have to pass through village to get to Dangan / Ullid / Narabaun
- Improvements to infrastructure
- More green spaces and a cleaner environment
- No more development
- A new nursing home for the elderly
- The flooding issue addressed
- Single unit houses only
- A park area provided around the Pond
- With only small groups of new houses allowed
- The upper and lower villages remaining free from development
- I would not like to see many changes in Kilmacow
- More sports and playing fields provided
- Future development confined to Dangan so that residents can get there from the main road at Murray's Cross and do not need to pass through the upper village causing congestion
- Better access roads from main road to Narabaun so you don't have to travel through the villages
- Keeping the present character of the two villages
- Provision of a reliable water supply
- Improved school facilities
- Provision of a bridge across the river linking the Pond to the Parish Hall
- The rural character of the area protected

4. What changes would you least like to see in Kilmacow?

- Lots of additional houses / high density housing
- Suburban style housing estate developments
- The building of apartments in Kilmacow which would be out of character with the area
- Additional traffic
- The villages getting too big too fast and not being ready for it
- Development occurring between the villages and the loss of the green space there
- The village becoming over crowded
- More land being zoned for development
- Factories and industry locating in Kilmacow
- The green fields disappearing
- The schools becoming overcrowded
- Bland and unimaginative design in new buildings
- The population growing too fast within the next 5 years
- Explosions in new development occurring
- Unplanned new development without adequate infrastructure
- Kilmacow becoming a satellite of Waterford

5. Please describe the character of Kilmacow as you see it now

- A place with much historical interest e.g. lots of old mills and old Garda Barracks, stone bridges etc.
- A lovely parish with lovely people of various ages
- A beautiful village with scenic surroundings / lovely river location
- A place with great community spirit and active community groups
- A quiet sleepy rural area with lots of small farms
- A long established community / a place where everyone knows everyone else
- A happy place that is great craic
- A safe place to live
- It was a nice tranquil place but all that has changed and is about to get worse
- A congested village with poor services
- A rural village being destroyed by greed
- A place with great sports facilities
- A lovely place to live that is full of character
- An area that is turning into a Waterford housing estate
- Two distinct villages each with their own history and character

6. Please describe how you would like Kilmacow to be in 10-20 years time.

- To stay small
- To stay the same as it is now
- With a well planned layout keeping the best of the current set-up along with new features / buildings that add even more character to the place
- No additional zoning of land until 2014 – there is lots at the moment
- With low density residential development in small clusters
- For each new housing development to have play areas, hard court areas, soccer pitches, indoor areas etc.
- More supervision of areas by the Council
- A place where new building development is carefully planned with local input
- With more facilities for young people
- For the village to be preserved as it is now with any new development introduced on a phased basis with infrastructure in place first
- With improved infrastructure such as roads, drains, water supply, maintenance of green areas etc.
- With a daily bus service
- With a nursing home
- Provided with indoor swimming facilities
- With good public lighting and footpaths linking all areas
- A thriving village with low density housing
- Playgrounds provided with all new residential development
- With small clusters of various types of housing to accommodate different needs
- Old attractive buildings preserved
- With most new development occurring in the land hemmed in between Narabaun Road and Dangan Road which would mean that houses would be close to the schools
- Retaining its good community spirit
- With a new public park around the river / bridge for recreation
- With some of the mills restored
- With green fields or a park located between the two villages
- With new development on the outskirts of the upper village at Dangan and Ullid
- With a flood relief system in place and flooding removed from the village
- With more shops and facilities to serve people

7. Is there anything else you would like to tell us about planning for the future of Kilmacow?

- I fear that Kilmacow will become a suburb of Waterford

- It should be left as it is now
- Local people should be consulted if any changes are proposed
- Planning applications for more than 6 houses should be discussed with Councillors as soon as they are received
- All planning applications should be on public display in Newrath so that the Council and the public can engage properly and not located in Kilkenny which is too far away
- No more land for houses – there is enough
- Stop any changes now
- No more high density housing
- Planning should address the flooding and the water quality
- I would like to see a heritage centre or museum here
- Planning should be community led and community driven
- There should be no housing estates in Kilmacow
- The Local Area Plan should change little
- The river should be used more for fishing
- Ensure there is a balance of starter homes and spacious family homes in Kilmacow
- No factories or industrial buildings should be allowed

Section 4: Summary of Issues raised in second set of submissions (November 2008)			
Ref.	Name	Address	Summary of Issues raised
KPC1	Harry & Ursula Knox	Lower Kilmacow, Co. Kilkenny.	Favours Scenario 1; Scenario 2 is next preference; Scenario 3 is only being promoted by those who reside in close proximity to such lands; Against Scenario 4 - there is enough land zoned up to the period 2020
KPC2	Michael O'Neill	Spar Supermarket/Filling Station, Lower Kilmacow, Co. Kilkenny	Requests that piece of land to rear of shop be zoned for 'general development.'
KPC3 (See K21)	Suirside Joinery, c/o Peter Thomson Planning Solutions	Penthouse Suite, Bank of Scotland House, 3/4 Canada Street, Waterford	Refers to 5.14 acres at Narrabaun North; Requests lands be zoned for low density residential development
KPC4	Liam Walsh	Dangan, Kilmacow, Kilkenny	Community meetings dominated by views of anti-development groups; Requests the area size and existing land use of individual sites be provided on maps; Requests there be plenty of zoned lands available to cater for a vibrant and active parish - against de-zoning and phased zoning; Topic 2 biased with emotive language - opportunity to hold village to ransom