

# Slieverue

## Local Area Plan



**KILKENNY COUNTY COUNCIL  
PLANNING DEPARTMENT**  
16<sup>th</sup> October, 2006



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# **1 INTRODUCTION**

## **1.1 Legal Basis**

As part of Kilkenny County Council's settlement strategy adopted in the County Development Plan 2002 it is the policy of the Council to carry out an extensive programme of Local Area Plans for settlements throughout County Kilkenny. This Local Area Plan for Slieverue is part of that policy initiative.

The legal basis for this plan is provided by the Planning and Development Act 2000 (Sections 18 and 19). The Act provides for the preparation of Local Area Plans for any part of the functional area of a planning authority. A Local Area Plan must be consistent with the objectives of the County Development Plan.

It must contain a written statement and maps indicating the objectives of the planning authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards of design of developments and structures.

In the text of this proposed plan the plan itself maybe referred to as "the Plan" or "this Plan". In this Plan "the Council" or "the Planning Authority" shall mean Kilkenny County Council.

The Local Area Plan will remain in statute for a period of six years from the date of adoption, notwithstanding any review of the County Development Plan. The Planning Authority may amend or revoke a Local Area Plan at any time. The Local Area Plan will cease to have effect in respect of the area where it is inconsistent with the provisions of the County Development Plan as reviewed. A Local Area Plan must be reviewed at least six years from the making of the previous Local Area Plan.

## **1.2 Planning Context**

It is an objective of the County Development Plan, 2002, (CDP, 2002) Paragraph 7.8.2.1, to prepare Local Area Plans for particular areas, whether rural, urban or suburban as the need arises and as resources permit during the term of the Development Plan. Slieverue is a designated centre under the CDP, 2002. It will be a policy of the Council to encourage housing development to locate in the designated towns and villages where infrastructural and social services exist or are planned to be provided.

The previous plan for Slieverue prepared by Kilkenny County Council was the 'Town Study and Environmental Action Plan', which was published in 1988. A Town Renewal Plan was prepared in 1999 by John Thompson and Partners in conjunction with Kilkenny County Council for the purposes of the Town Renewal Scheme.

### **1.3 Locational Context**

Slieverue is situated in the southern tip of County Kilkenny just off the N25 national primary route between Waterford and New Ross. The village of Slieverue is approximately 3 kilometres from the River Suir and is set within a broad valley associated with the River Suir estuary, which lies to the south and east of the village. The settlement lies within an undulating landscape, with its northern area lying higher and being somewhat more elevated (similar to a plateau) and the topography gradually falling to the south and continuing on to the River Suir.

The N25 by-passes Slieverue to the south and as such, the village gives an overall impression of a relatively quiet rural settlement with light traffic volumes. The village is approximately 4kms from Waterford City.

A new Waterford City bypass including a new river crossing at Grannagh will be constructed to the north of the village and will connect with the existing N25 just east of the village.

### **1.4 Historical Development**

The older part of the settlement of Slieverue has been established in a linear fashion between Hartley's Cross (to the southwest) and the Rathpatrick Cross Roads (in the Northwest). This road contains most of the older dwellings and buildings associated with Slieverue village, including the church, schools and the older residential dwellings. In the late 1970's/early 1980's the village was by-passed and this creates a strong edge to the settlement as shown on the Urban Design Map in Appendix 4 of this plan. A number of smaller cul-de-sac housing estates are found in this area.

### **1.5 Urban Structure**

From the centre of the village (near the original school on Main Street) a road runs north towards the crossroads at Kearney's Wall. The northern lane (or bothareen) that runs west from the Rathpatrick Crossroads also converges at the crossroads. The rough triangular area defined by these roads defines the modern settlement of Slieverue today. This has been defined in the current Kilkenny County Development Plan Volume 2 the development pattern on these roads is linear ribbon development along the road frontage, with little in-depth or back land development. The most intensive ribbon development occurs along the Main Street and on the Airmount Road.

The early Ordnance Survey maps for Slieverue indicate a loose cluster of buildings along the Main street of the village, namely St. Mary's Catholic Church, a constabulary barrack, a few short terraces remain and are set back a short distance from the road edge. In almost all cases the space to the front of these terraces has been paved to enable car parking in the front of commercial premises.

There is no formal civic space within the village, such as a market square. However, in general the main street in Slieverue is quite broad and over the past century most of the building fabric has been set-back further from the road edge and its traditional terraces. Most of this development has been residential. In the form of bungalows, the result is a loose building pattern that is less compact and coherent than the traditional Irish village. The character of the village is more suburban than may be expected, and this is especially true of the Airmount Road that runs north from Main Street to the GAA sports ground.

There are few buildings of notable character, with perhaps the exception of St. Mary's Church – built in 1800, it is cruciform in layout and over the east gable is a belfry, while two of the other gables are surmounted by stone crosses. Inside the church there are the three galleries, each of which is curved, an unusual feature. The Church is positioned well back from the road, perhaps reducing its prominence as a feature in the streetscape.

The other building of notable character is a house known as 'Valetta' –situated opposite the Church (apparently Built by a Maltese man that gave it its name). Again it is not prominent in the streetscape due to it set back from the street and it is partially obscured by 'the Orchard' development. 'Valetta' was the parochial residence up to recent times, although the early Ordnance Survey Maps for the area indicate that in the past at the Parochial house was situated across a small field to the north of the church (with an access strip still evident on the current OS Map).

Within the village, there is at least one example of an attractive stone outbuilding which adds character to the area. Most of the other structures in the village are cement rendered.

## 1.6 Population

Slieverue had a population of 461 persons recorded at the 2002 Census. The recent trends in population are shown in Table 1 below.

**Table 1: Population in Slieverue between 1981 and 2002**

Year	Population
1986	240
1991	275
1996	296
2002	461

There was an increase in the population of 165 people from 1996 to 2002. This is a substantial increase in population in the population of the village during that period. A large proportion of that increase can be accounted for by the construction of a new housing development on the Airmount road within that time period known as the Briarwood.

## **1.7 Planning History**

An examination of recent planning history in Slieverue gives some indication of the development trend. Recent grants of permission include a change of use from a residential dwelling house in the village of Slieverue to use as a crèche; outline permission for 3no. dwellings at Kilmurray, Slieverue; an industrial workshop at Airmount, Slieverue and a temporary accommodation for a Resource Room, Learning Support Room and associated toilets adjacent to Our Lady of Lourdes National School, Slieverue.

## **1.8 Designations**

### **1.8.1 Record of Protected Structures**

Slieverue has one protected structure recorded in the County Development Plan, 2002, Record of Protected Structures. This is the existing Catholic Church in the village which dates from circa 1800. It's reference in the RPS is C288. It has a cruciform layout and over the east gable is a belfry while two of the other gables are surmounted by stone crosses.

The existing Record of Protected Structures is shown in Appendix 1.

## **1.9 National Spatial Strategy**

The National Spatial Strategy was published in 2003, and this has set out a strategy for the location of development in the region. This has identified Kilkenny City as a hub, and Waterford City as a gateway.

Waterford City as a gateway has had a planning and land use study (PLUTS) prepared and adopted by Waterford City Council Waterford County Council and Kilkenny County Council.

That study was completed in September 2003. Slieverue lies within PLUTS area for Waterford City and lands in Slieverue were identified as lands committed for development as part of that study.

The spatial strategy for Waterford City and its environs is summarised in Fig 2.1 of the PLUTS document. This is reproduced here for illustration purposes. The location of Slieverue is identified.

## **1.10 County Development Plan 2002**

In the Kilkenny County Development Plan 2002 a series of development objectives were set out for the village and a development area boundary shown.

The development objectives were as follows:

1. To ensure that future development within the Slieverue area is contained within the development limits set for Slieverue, Milepost village and ancillary housing areas as shown on Map 6.2.
2. To prepare a local area plan for Slieverue in a partnership and participatory manner with the local community during the period of the plan.
3. To have a good social mix in new residential developments providing a range of unit types/sizes
4. To ensure a high quality of building design and open space in all proposed housing, industrial, commercial and other developments and to preserve where possible existing hedgerows, trees and habitats.
5. That all developments within the village are of a high quality and use ecologically sustainable materials and construction details.
6. That all developments in the expression of form should relate to its context and scale.
7. To have a high quality of public lighting and dwelling houses in all developments appropriate to the area.
8. To ensure adequate amounts of recreational open space within all new developments.
9. To connect Slieverue to the proposed waste water treatment plant at Belview.

The preparation of this plan will fulfil one of those development objectives.

### **1.11 Boundary Extension**

On the 25<sup>th</sup> July 2005 an application for a boundary extension to Waterford City was made in June 2005 which proposes a boundary extension of Waterford City into County Kilkenny. The area of the proposed boundary extension included the village of Slieverue. As part of the public consultation the issue of Slieverue's identity was discussed. There was a clear indication that the residents did not want to be seen as a suburb of Waterford City but wanted to retain a sense of identity.

Kilkenny County Council has responded to Waterford City Councils boundary extension by emphatically rejecting the boundary extension proposal.

The proposed boundary extension would see the area changing county and province resulting in a very significant to the areas community and social identity.

### **1.12 Public Consultation**

The Planning and Development Act 2000 introduced statutory Local Area Plans and a requirement that planning authorities take whatever steps they considered necessary to consult the public in preparing a Local Area Plan.

A public consultation meeting was held on the 2<sup>nd</sup> of November, 2004 in the Rhu Glen, Slieverue, which was very well attended. This meeting was held in order to obtain local knowledge to assist in compiling a profile of the area, and to learn the views of the participants, which would be an input into the preparation of the Local Area plans. The

entire group was divided into six smaller groups, to discuss a number of topics with the aid of a facilitator. Each group dealt with four headings from the following list:

The information gathered was divided into a total of 8 headings as follows:

**Housing and Population**

**Infrastructure**

**Employment and Economy**

**Education and Training**

**Transport**

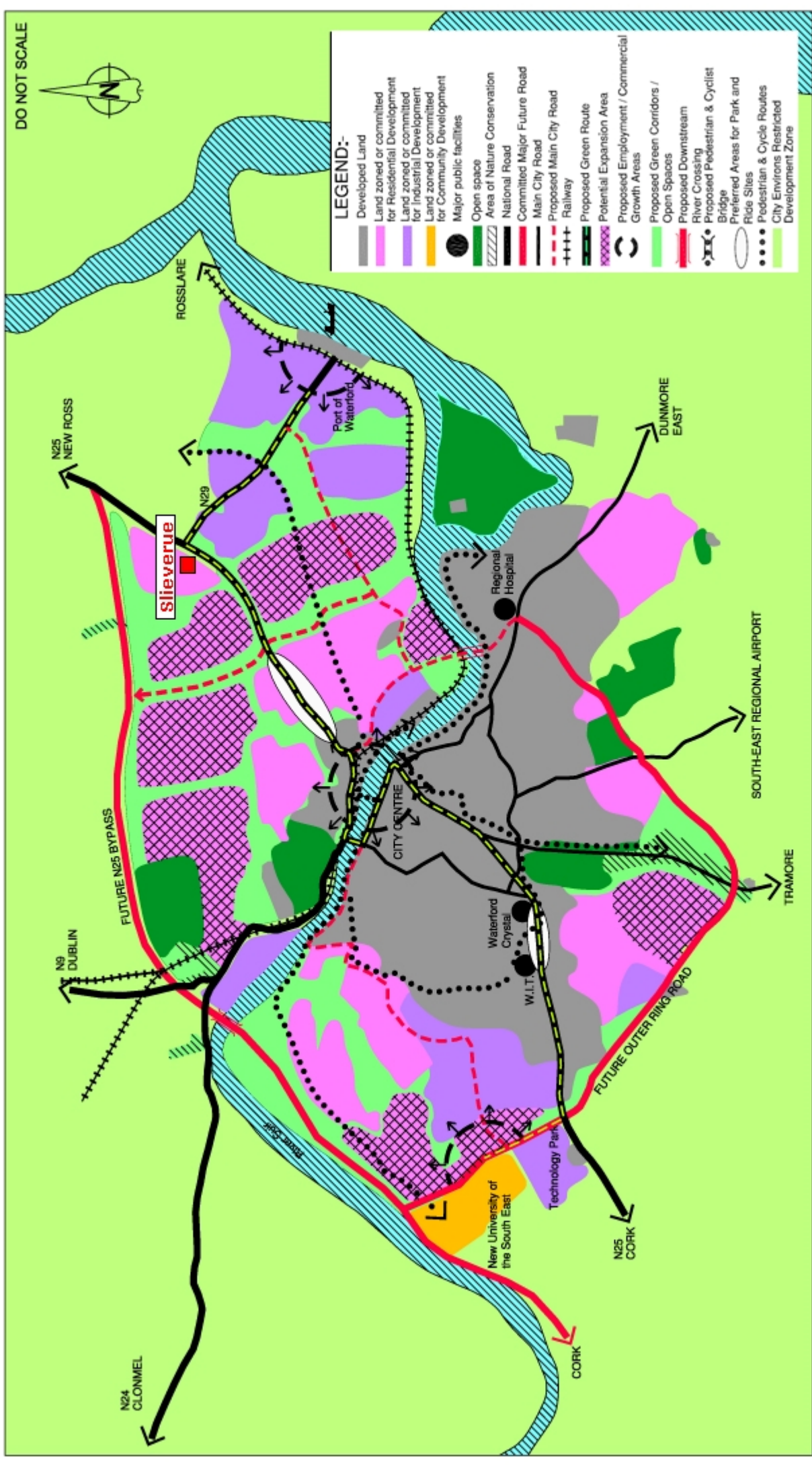
**Community Facilities – Recreation**

**Amenity Enhancement**

**Community Supports – Social Services**

The next step in the public consultation process was the preparation of an information leaflet, which notified the public of the commencement of the Local Area Plan process. This leaflet explained the process, and gave a summary of the results of the issues identified to date. The leaflet encouraged the public to write submissions on any issue. Leaflets were distributed to local retail outlets and posted to representatives of local community groups and organisations which had been identified through the County Development Board. Statutory bodies and Government agencies were also notified and sent a leaflet.

Each of the headings is discussed in the next section, with the results of the public consultation being used to devise policies and objectives for Slieverue.



## **2 POLICIES AND OBJECTIVES**

The information gathered was divided under a total of eight headings. Each heading is dealt with below, in a structured format. First, the issues raised in the public consultation are outlined. Second, the existing situation, based on a survey research work and local information gathered is discussed. These are then used to formulate policies and objectives under each heading.

### **2.1 Housing and Population**

In general, there is a positive attitude towards development in Slieverue. From the public consultation the need for a good supply of private in addition to social and affordable housing, was discussed.

#### **2.1.1 Development Boundary**

The development boundary for the town has been designated taking into consideration the following factors:

- The development boundary as shown in the Kilkenny County Development Plan 2002.
- The line of the proposed Waterford City by-pass.
- The need to provide a compact and accessible town in accordance with the principles of sustainable development
- The existing built environment and road structure
- Potential population growth and demand for housing
- The need to offer location choice and housing mix
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth
- Linkages (transport) to other larger settlements
- The level of provision of existing infrastructure
- Existing planning permissions

Slieverue had a population of 461 recorded at the 2002 Census. The capacity of Slieverue to accommodate population growth can be examined by assessing the capacity of the services available such as infrastructural, community and educational services and the ability to expand such services.

With regard to the infrastructural services, the water supply and sewage network needs to be improved.

The development strategy for Slieverue will provide for consolidation of development around the existing village settlement which is intended to be socially cohesive and will support appropriate service expansion. The Council will encourage the planned housing



development of serviced lands within the development boundary. Development on any zoned land must be at sustainable densities.

**Objectives:**

1. To ensure that infill development is contextually compatible as is outlined in Appendix 4
2. To ensure the maintenance and protection of housing within the village centre, and to encourage continued residential use of upper floors.
3. To encourage the building of new infill development where vacant plots exist.
4. To ensure that new developments give a broad range of house types and design to achieve a more balanced housing mix.
5. To protect the residential amenity of existing dwellings.
6. To ensure a high standard in design, layout, provision of open space, and landscaping.
7. To ensure the provision of landscaped pedestrian and bicycle links between and within residential areas and the village centre.
8. To implement the housing strategy contained in the County Development Plan.
9. To ensure an adequate amount of land is included in the development boundary of the village to cater for its expansion over the period of the plan.

### 2.1.2 Integration of Developments

In assessing any new development in Slieverue, the Council may have regard to the development potential of adjoining land, and will assess any application, with a view to providing for the development of these lands in an integrated manner. This applies to any land parcel, and relates to all aspects of development, including open space provision, access arrangements and pedestrian and cycle links and car parking.

For residential developments the distinction between individual schemes should be maintained by the use of design and detailing, to give each its own distinct identity where appropriate.

<b>Objective:</b>	To assess any new development having regard to the development potential of adjoining land
<b>Objective:</b>	To ensure the integration of adjoining development land parcels where appropriate, in relation to vehicular access, pedestrian and cycleway links, public open space provision and scheme layout

## 2.2 Infrastructure

For development to proceed within the town, it will be necessary for development proposals to address the effects imposed on existing water services (water supply, foul drainage and storm drainage systems).

Where there are deficiencies in the system identified as a result of a proposed development the local authority will seek to secure the upgrading of the existing water services through agreements with developers and/or landowners as appropriate.

### 2.2.1 Sewerage Network

Slieverue is served by the Giles Quay Waste Water Treatment Plant which consists of primary treatment only and was constructed in 1986.

As part of the Waterford Main drainage Scheme Slieverue is to be connected by means of a new pumping station and pipe network to the Waste Water Treatment Plant for Waterford City which is to be located at Belview. This work is due to be completed in 2008.

It is not envisaged that new housing development will take place within the village until Slieverue is connected to the new Waste Water treatment Plant to be located at Belview.

The Council will seek to secure the upgrading of the other water services through agreements with developers and/or landowners as appropriate.

<b>Policy:</b>	To ensure that the necessary sewerage facilities to serve the needs of all development within the town are provided and to prevent pollution
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<b>Objective:</b>	To maintain and improve sewerage services.
<b>Objective:</b>	That new housing developments are connected to the new Waterford City Waste water Treatment Plant to be located at Belview through the proposed pumping station arrangement.
<b>Objective:</b>	To improve and upgrade the existing foul sewer network as resources and finances permit or through agreements with developers and/or landowners as appropriate.
<b>Objective:</b>	To prohibit the connection to the sewerage system of any proposed development out of phase with the overall development of the town or where the existing services are committed for other development
<b>Objective:</b>	To preserve free from development, the way leaves of all public sewers

### 2.2.2 Surface Water Drainage

It is essential that surface water be disposed of in a satisfactory manner from new developments. It is an objective of the Council to secure the disposal of surface water associated with developments to avoid increase in the risk of flooding. This objective is to be achieved in keeping with modern good practice and having regard to the characteristics and attributes of each site.

<b>Policy:</b>	To seek positive surface water drainage incorporating discharge flow attenuation for all green field site developments other than those that are isolated and small in scale and unlikely to increase the risk of flooding
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This means that all storm water shall be collected in a storm water pipe network with attenuation and disposed of to a watercourse, and shall not be directed to a soak pit. It will be the responsibility of the developer to prove that the pipe network and/or watercourse into which discharge is proposed has an adequate capacity, and will not give rise to flooding off site.

Ground soakage for roof water from houses may be permitted subject to the developer establishing that site is suitable.

The onus is on the developer to establish that the receiving drainage system and/or watercourse can cater for the discharge without increased risk of flooding off site.

### 2.2.3 Water supply

Slieverue is served by the Mooncoin Regional Water Supply Scheme. At present, water supply volumes in the scheme are inadequate to meet any further development, and any new developments will be required to provide a temporary private water supply, which will be maintained indefinitely until the public water supply is upgraded. Apart from deficiencies in water volumes, satisfaction was expressed with the water supply generally. The public water supply will be upgraded as part of the National Water Services Investment Programme.

<b>Policy:</b>	To provide water in sufficient quantity and quality to serve the needs of the existing and future population, and future commercial development
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<b>Objective:</b>	To provide sufficient water to serve all lands zoned for development in this plan as resources and finance permit.
<b>Objective:</b>	To continuously monitor water quality in the area to ensure the maintenance of high water quality standards
<b>Objective:</b>	To preserve free from development the way leaves of all public water mains

#### 2.2.4 Waste

Kilkenny County Council adopted the Joint Waste Management Plan for the South East Region in 2002. The Plan is currently under review.

Waste collection was privatised by the Council in the 1990's and all waste is now collected by private contractors. European Union environmental policy dictates that the "*polluter pays principle*" be applied, which means that the full costs associated with environmentally sound recovery and disposal of waste are charged to the customer.

With regard to recycling, it is Council and regional policy that bring bank centres for clear, green and brown glass and aluminium cans are provided at villages throughout the county. There is a bring centre in Slieverue at present, located outside the GAA grounds on Airmount Road, where glass (brown, green, clear) and aluminium cans can be deposited. This is considered an appropriate location for a bring centre.

A kerbside collection for dry recyclable waste was introduced in 2003 to all urban areas and most serviced rural areas. This collection covers newspapers, cardboard, magazines, food cans, drink cans and plastic. Glass is still disposed of at the bottle banks.

It is an objective of the Joint Waste Management Plan for the South East Region to provide a three bin collection system (the third bin is for biodegradable waste) in all towns and villages with a population greater than 1,000 by 2008. For recycling of biodegradable waste in smaller villages and rural areas, it is Council policy to continue to promote the use of home composting units.

It is an objective of the Joint Waste Management Plan for the South East Region to provide two Civic Amenity Recycling Centres in the County. These centres cater for a full range of household recyclables including hazardous and non-hazardous waste. One site is located at Dunmore, just north of Kilkenny City. A site has been identified for the second Centre, close to Grannagh junction in the south of the County. The planning process for this site is due to commence in 2006.

The importance of education and awareness in the encouragement of recycling and promoting more sustainable practices is acknowledged by Kilkenny County Council and endorsed by the appointment of an Environmental Awareness Officer in 2002. This Officer provides regular dissemination of information through group meetings, leaflets and other promotional materials, and any community can access these services. These services will continue to improve the level of environmental awareness throughout the county.

<b>Policy:</b>	To continue to encourage and facilitate recycling and the minimisation of waste in line with the objectives of the Joint Waste Management Plan for the South East Region
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<b>Objective:</b>	To ensure Slieverue has an adequate solid waste collection system
<b>Objective:</b>	To continue to work with and encourage the prevention, minimisation, re-use, recycling and safe disposal of in accordance with the Joint Waste Management Plan for the South East Region

### 2.2.5 Telecommunications

Telecommunications have become centrally important to the prospects of any local economy, and their role in the development of Slieverue was emphasised through the public consultation. Broadband was seen as critical. Broadband is available in the Slieverue area and the Council supports the provision and extension of broadband infrastructure, in conjunction with the Department of Communications, Marine and Natural Resources.

<b>Policy:</b>	To support and encourage the provision of the necessary telecommunications for the existing and future development of Slieverue
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## 2.3 Employment and Economy

There are a number of industrial units in Slieverue itself located off the Bothareen road. It was noted during the consultation that commuting to both Waterford and New Ross for employment opportunities plays a significant role in Slieverue's economy.

The Belview Port and surrounding zoned lands are located south of the existing N25 and is accessed along the N29 from the N25. There is a separate Belview Area Plan which forms part of the County Development Plan 2002.

As part of the PLUTS the Belview port area is to be strongly promoted as a key national and regional industrial zone to be developed for large scale process industries in sectors such as IT, pharmaceuticals and healthcare as well as traditional port related industries. This area is and will continue to develop as a significant employment base for the area. As part of the PLUTS the "Green Route" will link the area to Waterford City.

Land has been designated for industrial purposes, to the north of the village, to cater for expansion of existing facilities and for new light industrial developments. This is as a result of the consultation exercise carried out for the plan.

<b>Objective:</b>	To encourage job/employment creation initiatives
<b>Objective:</b>	To facilitate, or assist in identifying agencies, which can facilitate community-led job creation schemes

<b>Objective:</b>	To have all new industrial developments appropriately landscaped and screened.
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### 2.3.1 Retail

The *Retail Planning Guidelines for Planning Authorities* sets out Government policy in relation to shops in small towns and rural areas<sup>1</sup>. The vital role that food stores and supermarkets play in maintaining the quality and range of shopping in smaller rural town centres and assisting in the anchoring of the surrounding local economy, is recognised. Planning policies should be supportive of local facilities in small towns and villages which provide an effective and valuable service to the local economy.

The facilitation of additional commercial activities to serve future development will be done through this plan. There will be a clear presumption in favour of centre locations for new developments, i.e. in the town centre zone.

Where it is not possible to provide the form and scale of development that is required on a site within the town centre, then consideration can be given to a site on the edge of the town centre. An edge of centre location is one within easy and convenient walking distance from the town centre, and providing parking facilities that serve the centre as well as the new development, thus enabling one trip to serve several purposes.

<b>Policy:</b>	To facilitate the expansion of the retail base to serve the needs of the current and future population, in accordance with the policies as laid out by the County Development Plan 2002 and the Retail Planning Guidelines, 2000
<b>Objective:</b>	To encourage and facilitate the preservation and enhancement of Slieverue as a local service centre

### 2.3.2 Tourism

The main attractions in Slieverue from a tourist perspective were identified as Eigse Sliabh Rua, a week-long festival of local history, music, poetry, outings, talks, storytelling and culture. Lectures are normally given by local historians, and some guest lecturers. A small Irish language element is introduced by Irish speakers at the festival. The festival has been in existence for 22 years. Slieverue is the birthplace of John O'Donovan (1809-1861) an Irish scholar who translated the ancient text 'Annals of the Four Masters' into English.

<sup>1</sup> Department of the Environment and Local Government, 2000 *Retail Planning Guidelines for Planning Authorities*

<b>Objective:</b>	To facilitate and encourage the development of facilities catering for tourists in Slieverue
<b>Objective:</b>	To facilitate the protection, promotion and enjoyment of the built and natural heritage of the area, in conjunction with the local community and relevant agencies.

## 2.4 Education and Training

### 2.4.1 Primary Education

Concern was expressed with regard to the ability of Our Lady of Lourdes National School in Slieverue to accommodate extra pupils and staff that are likely to arise with an increase in residential development in Slieverue.

Slieverue is served by Our Lady of Lourdes National School. The school was opened in 1966 and consists of seven classrooms and a general purpose room. There are 10 teachers (seven mainstream two special education teachers and an administrative principal).

There are currently 202 pupils attending the school. The school holds two European Green Flags in recognition of their efforts to create a litter free school as well as creating environmental awareness amongst the pupils and the community in general. The pupils are involved in a number of sports including soccer, basketball, hurling and gymnastics.

There is little potential to extend the school at its current location as the site is very limited due to the restricted nature of the site with housing on either side, the N25 to the rear and the main street to the front of the school.

The school needs space for expansion of school buildings as well as adequate space for sport and recreation.

A new site approximately 2ha in size has been allocated for community purposes as a site for new school.

The possibility of linking this new site with the existing community owned lands at the parochial hall and the existing school site should be investigated as part of any project to develop facilities on these three sites.

### 2.4.2 Secondary Education

There is no secondary school in Slieverue; the majority of secondary school pupils from the area attend Abbey Community College in Ferrybank. The Abbey Community College is an amalgamation of the Sacred Heart of Mary Secondary School in Ferrybank and Slieverue Vocational School.

### 2.4.3 Third level Education

The nearest third level institution is located in Waterford, the Waterford Institute of Technology, and this offers a wide range of courses.

#### 2.4.4 Adult Education

A number of evening classes take place in the Abbey Community College in Ferrybank. However, there was a need identified in the public consultation for adult training courses in Slieverue. Ideas for classes included computer classes, literacy classes, small business development, and language training.

<b>Objective:</b>	To reserve land for the expansion of primary school facilities within the town.
<b>Objective:</b>	To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population
<b>Objective:</b>	To co-operate with the Department of Education in the provision of an adequate number of school places to serve the needs of the town's population
<b>Objective:</b>	To support the continuation of the FÁS Community Employment Scheme or other equivalent/replacement scheme

### 2.5 Transport

#### 2.5.1 Roads

Slieverue is by-passed by the N25, which is the National Route linking Waterford and New Ross. A new Waterford City by-pass has commenced construction. This will bypass the Waterford City to the North linking the N25 north and south of the river.

#### 2.5.2 Footpaths and Lighting

In general, road and footpaths throughout the village have been improved in recent years throughout the village,

These works have been funded through a combination of planning contributions DOEHLG grants and the Councils own resources.

Since the year 2000 the following works have been carried out:

Main street/Airmount cross	Macadam overlay, new concrete footpath
Main street/priest's house	new concrete footpaths/alter drainage
Improvement works	Harley's junction
Airmount Cross	Surface dressing
Airmount Road	road markings
Ashgrove estate /community hall	new concrete footpath
Opposite National School towards the N25	new concrete footpath
Hartley's Cross	install lighting



As part of any new development taking place within the plan area new footpaths and public lighting will be provided.

<b>Policy:</b>	To provide quality lighting and footpaths throughout the village that will secure the safe movement of pedestrians, cyclists and drivers alike.
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<b>Objective:</b>	To require appropriate public lighting as part of any new residential development.
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### 2.5.3 Traffic calming

Speeding was identified as a problem, particularly on approach roads and through the village.

Traffic calming measures have been put in place on the Airmount Road, speed limit signs were erected in Ashgrove and additional traffic calming throughout the village will be considered in the medium to long term.

<b>Objective:</b>	To prepare Traffic Calming and management Scheme for Slieverue within the period of this Plan.
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### 2.5.4 Traffic at the School

There was general satisfaction with regard to traffic at the school. However, the need for a warning sign or hazard lights associated with the school was raised at public consultation. The lack of car parking for cars and the school bus was also raised. These issues can be addressed in the preparation of traffic calming and management scheme for the village.

### 2.5.5 Linkages within the Town

As discussed in Section 2.1.2 above, in assessing any new development in Slieverue, the Council will have regard to the development potential of adjoining land within the development boundary. One of the elements of this integration will be the provision of pedestrian and cycle linkages between all new developments, to provide for a pleasant network of routes, public spaces and walkways interlinking the town.

<b>Objective:</b>	To provide for appropriate pedestrian and cycleway linkages between all new and existing developments
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### 2.5.6 Public transport

There is a good public transport service in Slieverue due to its location adjacent to the N25 national route from New Ross to Waterford. There are daily buses to Waterford and to New Ross. The bus serving Waterford City runs hourly from 8am to 11pm. There is

also a Ring-a-link bus service which serves the more socially isolated areas in the rural hinterland of Slieverue. This service travels into Waterford City every Wednesday.

<b>Objective:</b>	To facilitate and encourage the expansion of public transport servicing Slieverue. In particular connection to connection to the proposed green route under the PLUTS for Waterford City.
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### 2.5.7 Parking

Parking in Slieverue is mainly provided on street. The lack of car parking in certain areas was raised at public consultation. A need for car parking associated with the church and the health centre was identified as part of the consultation.

<b>Policy:</b>	The Council will consider proposals for additional car parking on suitable sites and seek appropriate provision of adequate car parking in any new developments
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<b>Objective:</b>	To ensure adequate car parking spaces are provided in all new developments
<b>Objective:</b>	To provide disabled car parking spaces at appropriate locations throughout the town.
<b>Objective:</b>	To provide a public car park of 0.2ha as part of development proposals in Block B close to the graveyard.

## 2.6 Community Facilities – Recreation

### 2.6.1 Open space

The only formal area of public open space in the village is the GAA grounds, providing for active recreational amenity. Two small areas of passive open space are provided - one at the entrance to the Ashgrove housing estate - and another at the entrance to Briarwood. The former is defined by a continuous row of poplar trees and is reasonably well maintained, though it lacks facilities, such as seating, etc.

At the northern end of the settlement, near the entrance to the N25 by-pass, there is a landscaped verge, which is well maintained.

There is a need for a formal public open space/park to be developed for the village which should contain a children's play area and formal active recreation facilities.

As part of the development blocks identified in the plan significant amounts of open space areas have been earmarked for provision within each development block.

This open space/recreational facility needs to be provided to a sufficiently high standard and should be delivered in line with the phasing of the proposed development to ensure delivery of the facility in tandem with any housing.

**Policy:**

1. The Planning Authority will not normally permit development which would result in the loss of public or private playing fields, parks, children's play space, amenity open space or land zoned for recreational or open space purposes. An exception may be considered where all of the following requirements are demonstrably met:

a) There is a clear excess of playing fields or open space provision within the area. This should take into account the long-term needs of the community, the type and recreational and amenity value and accessibility of such provision.

b) Alternative compensatory provision is made which is both accessible to and of equal or greater quality and benefit to the community.

c) The continued use, proper maintenance and enhancement of the amenity/facility can best be achieved by the redevelopment of a small part of the site that will not adversely affect its overall sporting, recreational and/or amenity value of the facility.

d) The site is indicated for an alternative use in the development plan.

2. It is the policy of the Council to provide, maintain and manage a children's play area in Slieverue within public open spaces or other suitable locations where it is appropriate and as finance and resources permit.

3. The Council will investigate ways of improving the quality and capacity of existing sporting and recreational facilities.

4. The Council will investigate ways of assisting in the provision of new sporting recreational and leisure facilities through initiatives in both the public and private sector

<b>Objective:</b>	To provide quality open space to meet the needs of the existing and future population
<b>Objective:</b>	To ensure that all residential developments address adjoining open space to provide for their passive supervision
<b>Objective:</b>	To protect existing open spaces and recreational uses from encroachment by other uses

### 2.6.2 Recreation

There are a number of sporting groups in the village. Sports available include hurling, football, camogie, badminton and handball.

Other recreational groups active in the village include ICA, Macra Na Feirme and Young at Heart.

The existing community hall in the village is in need of extensive repairs. The former technical school on the main street in Slieverue is now used as a meeting place for some groups.

<b>Objective:</b>	To facilitate and encourage the provision of a community building to provide for the social and training needs of the local community.
<b>Objective:</b>	To support the provision of appropriate recreational facilities to serve the present and future population of the village

## 2.7 Amenity Enhancement

A number of issues with regard to amenity enhancement in Slieverue emerged at the public consultation.

Dereliction, poor upkeep and maintenance were identified as some of the problems. Litter was also identified as a serious issue.

<b>Policy:</b>	To protect and enhance the amenity and built environment of Slieverue and to provide an aesthetically pleasing appearance for both the built and natural environment of the village
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### 2.7.1 Conservation

Slieverue has 1 protected structure listed in the Record of Protected Structures in the County Development Plan, 2002. The existing Record of Protected Structures for the village is shown in Appendix 1.

It is an objective of the Council to preserve Protected Structures. Alterations to Protected Structures normally require planning permission and should be subject to early consultation with Kilkenny County Council's Conservation Officer. Generally, all repair and maintenance works should be carried out on a 'like for like' basis and in accordance with the Conservation Guidelines published by the Department of the Environment, Heritage & Local Government, 1996. In addition, the Council will assess any application for redevelopment or infill for its contribution to the streetscape. Further guidance on this is available in Chapter 4.

<b>Objective:</b>	To seek the conservation and protection of the buildings listed in the Record of Protected Structures.
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### 2.7.2 Archaeology

It is Council policy, in considering development proposals which would affect the sites as outlined in Chapter 1, to have regard to the recommendations of the Department of the Environment, Heritage and Local Government concerning archaeological assessment and the monitoring of excavations during construction.

<b>Objective:</b>	To have regard to the recommendations of the Department of the Environment, Heritage and Local Government, concerning archaeological assessment and the monitoring of excavations during construction, in considering development proposals which would affect any archaeologically designated sites
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### 2.7.3 Dereliction

Dereliction and the maintenance of buildings is an issue in Slieverue. There are currently no identified derelict sites in Slieverue. Guidelines for the redevelopment of sites are outlined in Chapter 4.

<b>Policy:</b>	To encourage and provide for the sensitive refurbishment or redevelopment of derelict sites in the village
<b>Policy:</b>	To implement the Derelict Sites Act 1990 in order to ensure the removal of dereliction within the Plan period as resources permit

### 2.7.4 Litter

Litter was identified as a serious issue in the village as there is only one bin located outside the shop and there is no public litter bins throughout the village.

The Litter Management Plan, 2003 – 2006, sets out the Council's policy with regard to tackling the problem of litter over the next couple of years. One of the objectives of this is to provide additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins. The current litter management plan expires in December 06 and a review of that will commence later this year in 2006.

<b>Objective:</b>	To reassess the provision of litter bins throughout the village and to maintain, or to make arrangements for, the maintenance of existing bins under the Litter Management Plan, 2003 - 2006
<b>Objective:</b>	To implement the provisions of the Litter Management Plan

### 2.7.5 Shopfronts

Given the few commercial premises in the village, commercial signage is barely evident and is generally in keeping with the character of the village. A large commercial

billboard is noted outside the village on the N25, and while it may detract somewhat from the rural character of the area, it is a one-off feature and as such has minimal impact.

In order to retain the character of the town, it is important to ensure that the scale of shopfront signs and nameplates is neither out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building.

<b>Objective:</b>	To seek, as the opportunity arises, that all utility cables in the town centre be laid underground
<b>Objective:</b>	To control the development of shopfronts and advertising to preserve the character of the village

<b>Objective:</b>	To ensure that the scale of shopfront signs and nameplates is not out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building. See Appendix 1.
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### 2.7.6 Planting

There are no street trees in the village, however there are a number of older trees around some of the older houses and farmsteads, which add character to the area and are worthy of protection. Though natural stone walls bounding properties are not common, there is at least one example where it is evident and adds character to the area.

Appropriate planting can be used to enhance the environment and additional planting would add to the amenity of the town, and would also add to any new developments. Landscaping requirements for new developments are outlined in Chapter 4.

<b>Objective:</b>	To require appropriate planting of semi-mature trees, using native species as part of a landscaping layout and programme in any new development and to preserve and augment existing mature trees and hedgerows
<b>Objective:</b>	To encourage the appropriate planting of semi-mature trees through the town using native species where appropriate

### 2.7.7 SAC and Ecology

An Ecological Survey of the Slieverue area was carried out by an Ecologist as part of this plan process. This report is included as Appendix 2 of this Plan.

The report identified no designated sites of nature conservation within the Slieverue study area, however two designated sites occur within the vicinity of the site; the Lower River Suir candidate Special Area of Conservation (cSAC) and the Lough Cullin proposed Natural Heritage Area (pNHA).

A number of wetland habitats are found within the study area. These habitats are not covered by any national or international designations but they support a diversity of plant and animal species and are of high local biodiversity value. As a consequence of their high species diversity and limited distribution, these habitats are considered to be of high conservation value.

<b>Objective:</b>	To ensure the protection and/or conservation as appropriate of the designated sites outlined as areas of ecological interest in the plan and to control development which would be inimical to the preservation or conservation of their essential character
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Some tree groups have also been identified as being of amenity significance and the preservation of these will be an objective of this plan. See conservation objectives map.

<b>Objective:</b>	To retain the trees as identified in the zoning objectives map except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state
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## **2.8 Community Supports – Social Services**

### **2.8.1 Services**

Serious concern was raised during the public consultation with regard to the lack of services available in the village of Slieverue. Its service base should expand to keep pace with development and to maintain its important role in the local rural area.

<b>Objective:</b>	To maintain and enhance the role of Slieverue as a local market centre for its area and as a centre to service the anticipated expansion during the period of the Plan
<b>Objective:</b>	To facilitate and support the expansion of the existing and/or creation of a new burial ground in Slieverue.

### **2.8.2 Garda Síochána**

There is no resident Garda in Slieverue. The Garda Station in Waterford City serves the Slieverue area.

<b>Policy:</b>	To support the development of Garda services in Slieverue in co-operation with the Garda Síochána
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### **2.8.3 Youth**

Although there is a strong GAA club in Slieverue, the public consultation identified year round facilities and activities suitable for all interests and age levels as a need.

<b>Objective:</b>	To support the development of youth services in co-operation with the local community and relevant agencies
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#### 2.8.4 Elderly

The Orchard is a group of housing for the elderly and the need for a drop-in centre was raised at the public consultation.

The Rural Transport Initiative provides a Ring-a-link service in the area and it runs every Wednesday from Slieverue and its rural hinterland into Waterford City.

<b>Objective:</b>	To facilitate and support the expansion of the range of facilities catering for the elderly population in conjunction with the community, the Health Executive and the Carers' Association
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#### 2.8.5 Healthcare

As set out in Section 7.15 of the County Development Plan 2002, it is the policy of the Council to facilitate the development by the Health Service Executive of a comprehensive range of health and social care services and in particular services for the elderly including the development of community, hospital, community nursing and day care services throughout the County. There is a Health Centre in Slieverue, located on Airmount Road, and a satisfactory health service is provided there.

<b>Objective:</b>	To co-operate with the Health Executive in the provision of health services for the town
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#### 2.8.6 Childcare

According to the Guidelines for Planning Authorities on Childcare Facilities, "Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community"<sup>2</sup>. Section 3.5.1 of the County Development Plan sets out the policies of Kilkenny County Council in relation to childcare provision. Kilkenny County Childcare committee which is a sub group of the Kilkenny County Development Board have also published a Childcare Strategy 2002-2006, to "inform the development and delivery of quality services for children in the County"<sup>3</sup> between 2002 and 2006.

There is a play group in the village, located in the Parish Centre. The provision of quality childcare services will be facilitated and encouraged by the Council, in suitable locations. Regard will also be given to the Guidelines for Best Practice in the Design of Childcare Facilities issued by the Department of Justice, Equality and Law Reform.

<b>Objective:</b>	To facilitate and encourage the provision of an adequate range of quality childcare facilities in appropriate locations
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<sup>2</sup> Department of the Environment and Local Government, 2001, p. 3 *Childcare Facilities – Guidelines for Planning Authorities*, Stationery Office

<sup>3</sup> Kilkenny County Childcare Committee, 2002 *Childcare Development Plan 2002 - 2006*



## **3 DEVELOPMENT OBJECTIVES**

### **3.1 Introduction**

This section of the Proposed Plan sets out specific objectives for the development of Slieverue. Some of the objectives can be carried out directly by the County Council, but for other objectives, for which the Council is not directly responsible; the Council will have a facilitative role.

Achievement of the objectives for which the Council is directly responsible, will, in many cases be dependent upon adequate finance being made available to the Council from the Department of the Environment and Local Government and other sources. For many of the other objectives, a co-ordinated approach is needed by both the Council and local community. The Council, through its Planning Department and Community and Enterprise Department, intend to facilitate and build the capacity in the community to follow these objectives through.

Where possible, specific objectives are illustrated on the maps accompanying this plan. However some objectives are not site specific and therefore cannot be illustrated.

### **3.2 The Development Boundary**

The development boundary for the town has been designated taking into consideration the following factors:

- The development boundary as shown in the Kilkenny County Development Plan 2002.
- The line of the proposed Waterford City by-pass.
- The need to provide a compact and accessible town in accordance with the principles of sustainable development
- The existing built environment and road structure
- Potential population growth and demand for housing
- The need to offer location choice and housing mix
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth
- Linkages (transport) to other larger settlements
- The level of provision of existing infrastructure
- Existing planning permissions

### 3.3 Development Blocks

Some of the lands within the development boundary for Slieverue have been broken into development blocks, with certain infrastructure and services to be provided within each block. The infrastructure and services to be delivered in the development of each of the blocks is set out below. The blocks are shown on the development block map which accompanies this plan.

For the development blocks A to K, inclusive, the boundaries to the zoning areas are indicative. The location of open space, community and residential zonings are intended to be provided in these areas but the actual configuration may change as long as the requirements of each block are met in terms of the quantum and quality of the open space and community areas are delivered

#### Block A must deliver:

- Area = 14 ha (35 acres)
- Housing at an average density of 30 houses per hectare ( 12 per acre)
- School site of 2 acres located adjacent to Block B
- School site to be located adjacent to the open space area ( indicative location of the
- school site shown on the zoning objectives map)
- Public park of 1.82 ha (4.5 acres)\* with a children's play area and laid out for formal sports recreation with provision for a future link to the open space area provided by Block B and title transferred to the local authority
- Internal road network and services with connection to Airmount Road and at least one connection to Block B to the south.
- Localised commercial development serving the block.
- Development access for the lands northeast of the block to be designed into any layout

\*This figure is arrived at from the development control standards in the County Development Plan. Incidental pocket parks will be required within the internal layout of the lands.

#### Block B must deliver:

- Total area 10.5 ha (26 acres)
- Housing at an average density of 12 per acre
- Internal road network and services with at least one connection to Block A and the main street or Block K and a connection to Block E
- Public park of the order of 1.46ha (3.6acres) with a children's play area and provision for at least 0.9ha (2 acres) of the provision to be directly linked to the park provided in Block B

- Public car park adjacent to the village centre and the graveyard.
- School site of 2 acres located adjacent to school site of 2 acres in Block A
- Localised commercial development serving the block.

**Block C must deliver:**

- Total area 6.2 ha (15.5 acres) approximately.
- Housing at an average density of 30 units per ha (12 per acre)
- Internal Road network with road connection to Airmount road, the Main Street and Block H.
- Public park(s) to the order of 1.0 ha (2.47 acres). Shown at an indicative location with a children's playground

**Block D must deliver:**

- Area = 4.1 hectares (10.1 acres) approx
- Housing at an average density of 30 per hectare ( 12 per acre)
- Internal road network with road connection to northern lane and Block H
- Public open space to the order of 0.65ha (1.6 acres)

**Block E must deliver:**

- Total Area: 0.97 ha (2.4 acres )
- Housing at an average density of 30 per hectare (12 per acre)
- Internal road network to provide for connection from Airmount Road to Block B
- Retail and non retail services (office, hairdressers, etc) development within the village centre zoning to serve the village.
- 0.5 acres of community use (for possible extension to the graveyard subject to site testing) Village centre or residential use can be allowed if land is unsuitable for graveyard use.

**Block F must deliver**

- Total area 1.2 ha (3 acres)
- Housing at an average density of 30 per ha (12 per acre)
- Land for community use of 0.2ha (to provide for identified community uses in conjunction with the local community.)

**Block G must deliver**

- Total Area: 3.2 ha (8 acres)
- Housing at an average density of 30 per ha (12 per acre)
- 0.4ha (1 acre) of land for community use to be provided
- Public open space to development plan standards with a suitable area adjacent to the southern boundary to provide for a linear walkway.

**Block H must deliver:**

- Total area 2.4 ha (6 acres)
- Housing at an average density of 30 units per ha (12 per acre)
- Internal road network to provide a connection to block D and block C.
- Road connection may also be provided from the bypass section of the old N25 bounding the block to the south.

**Block K must deliver:**

- Total area 1.2 ha (3 acres)
- Commercial development to serve the village
- Housing at an average density of 30 units per ha
- Internal road network and services with at least one connection to Block B and one connection to the main street

### **3.4 Land Use Zoning**

The purpose of zoning is to indicate to property owners and the general public the types of development which the Council considers most appropriate in each land use category. The land use zoning objectives are detailed below and are shown on the Land Use zoning and specific objectives map. It is the intention of the Planning Authority that the zoning of particular areas for a particular use shall not in itself exclude other uses in that area provided they are compatible with the dominant use.

Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

In the following paragraphs:

- **Permissible uses** mean a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.
- **Open for consideration** means a use which may be permitted where the Council is satisfied that the individual proposal or development will be compatible with the

policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and development of the area.

### **3.4.1 Residential**

Objective: To protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of Slieverue.

Permissible Uses: Dwellings, open spaces, places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home.

Open for Consideration: Bed and breakfast establishments and guesthouses lock up garages, retail shop of local convenience, hotel, restaurant, and use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

### **3.4.2 Low density residential**

Objective: To provide for low density residential development appropriate to the scale and character of Slieverue.

The maximum residential density to be permitted here shall be 5 dwellings to the acre depending on servicing arrangements. These sites may need to reflect a rural character where appropriate.

Permissible Uses: Dwellings, open spaces

Open for Consideration: Places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home, Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience, hotel, public house, restaurant, use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

### **3.4.3 Village Centre**

Objective: To provide for the development and improvement of appropriate town centre uses and allow for the development of Slieverue as a focus for local services, sustaining and strengthening its role as a population centre.

The purpose of this zone is to protect and enhance the centre of Slieverue and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a town. It will be an objective of the Council to encourage the development of back lands. Generally two storey buildings will be preferred.

Permissible Uses: Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: workshop or light industry

#### **3.4.4 Recreation, Amenity and Open Space**

Objective: To preserve, provide and improve recreational open space.

Permissible Uses: Open space

Open for Consideration: Sports clubs, recreational buildings, stands, pavilions, agricultural uses, public service installations.

#### **3.4.5 Community Facilities**

Objective: To protect, provide and improve community facilities.

Permissible Uses: Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries and medical centres, nursing homes

Open for Consideration: Public service installations, Town Centre uses which would not conflict with the other objectives of the Plan and which would be in accordance with the proper planning and sustainable development of the area.

#### **3.4.6 Industrial/Warehousing**

Objective: To provide for industrial and related uses.

Permissible Uses: Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks.

Open for Consideration: Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche.

### 3.4.7 Agriculture

**Objective:** To conserve and protect agricultural land from interference from non-agricultural uses. To prevent development of agricultural land adjacent to development areas.

**Permissible uses:** Agriculture, horticulture, public service installations.

**Open for consideration:** Public open space, guesthouse, restaurant, nursing home, dwelling houses in certain limited cases, halting site, private open space, other uses not contrary to the proper planning and sustainable development of the area.

N.B.: Where an area of land (without any other existing or authorised use) is not within an identifiable town or village boundary then the use of such land will be deemed to be primarily agricultural.

### 3.4.8 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land uses zones. In these areas, it is necessary to avoid developments, which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale and density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

## 3.5 Specific Objectives

As a result of the discussion under each of the eight headings as outlined in Section 2, certain objectives have been formulated. The objectives under each heading are set out below, in table form, in addition to the expected time frame for their realisation and the agencies responsible for their implementation.

### 3.5.1 Housing and Population

Specific Objective	Map Ref	Action By	Funding and Support Services	Time scale
To ensure that infill development is contextually compatible as is outlined in Appendix 4 of this Plan	H1	Local Authority through the development control process	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan

To ensure a high standard in design, layout, provision of open space, and landscaping.	H2	Developers, Landowners and Local Authority	Developers, Landowners and Local Authority through development control process	Ongoing from adoption of plan
To ensure the provision of landscaped pedestrian and bicycle links between and within residential areas and the town centre	H3	Developers, landowners and local authority	Developers, landowners and local authority	Ongoing from adoption of plan
To implement the Housing Strategy contained in the County Development Plan.	H4	Local Authority	N/A	Ongoing from adoption of plan
To ensure that an adequate amount of land is included in the development boundary of the village to cater for its expansion over the period of the plan	H5	Local Authority	N/A	Ongoing from adoption of plan
To protect the residential amenity of existing dwellings	H6	Developers, landowners and local authority	Developers, landowners and local authority	Ongoing from adoption of plan
To ensure the maintenance and protection of housing within the village centre, and to encourage continued residential use of upper floors.	H7	Developers, landowners and local authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To encourage the building of new infill development where vacant plots exist	H8	Local Authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To ensure that new developments give a broad range of house types and design to achieve a more balanced housing mix.	H9	Local Authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To assess any new development having regard to the development potential of adjoining land	H10	Local authority	Landowners and developers	Ongoing from adoption of plan
To ensure the integration of adjoining residential schemes, where appropriate, in relation to pedestrian and cycleway links, public open space provision and scheme layout	H11	Local authority, landowners and developers	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan



### 3.5.2 Infrastructure

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To maintain and improve sewerage services	I1	Local Authority	Local Authority & DoEHLG	Ongoing from adoption of plan
That new housing developments are connected to the new Waterford City Waste water Treatment Plant to be located at Belview through the proposed pumping station arrangement.	I2	Local Authority	none	Ongoing from adoption of plan
To prohibit the connection to the sewerage system of any proposed development out of phase with the overall development of the village or where the existing services are committed for other development	I3	Local authority through the development control process	Local authority	Ongoing from adoption of plan
To preserve free from development the way leaves of all public sewers and water services.	I4	Local authority through the development control process	Local authority, developers, landowners	Ongoing from adoption of plan
To seek the positive disposal of storm water in all developments	I5	Local authority, developers through the development control process	Developers	Ongoing from adoption of plan
To provide sufficient water to serve all lands zoned for development in this plan	I6	Local authority	Local authority, DoEHLG	Ongoing from adoption of plan
To continuously monitor water quality in the area to ensure the maintenance of high water quality standards	I7	Local authority	Local authority	Ongoing from adoption of plan
To ensure Slieverue has an adequate solid waste collection system	I8	Local authority	Local authority, private waste collectors	Ongoing from adoption of plan
To continue to work with and encourage the prevention, minimisation, re-use, recycling and safe disposal of waste in line with the South East Regional Waste Management Plan	I9	Local authority, Tidy Towns, residents' associations, local community	Local authority, DoEHLG, local community	Ongoing from adoption of plan

### 3.5.3 Employment and Economy

Specific Objective	Map Ref	Action By	Funding and Support	Time scale
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			<b>services</b>	
To encourage job/employment creation initiatives on appropriately zoned and serviced land	E1	Local Authority, BNS, Enterprise Ireland, IDA, Landowners, developers	Local authority, BNS, Enterprise Ireland, IDA, landowners and developers	Ongoing from adoption of plan
To facilitate, or assist in identifying agencies which can facilitate, community-led job creation schemes	E2	Local authority, BNS, Enterprise Ireland, IDA, Landowners and developers	Local Authority, BNS, Enterprise Ireland, IDA, landowners and developers	Ongoing from adoption of plan
To have all new industrial developments appropriately landscaped and screened	E3	Local authority in conjunction with developers	Developers	Ongoing from adoption of plan
To encourage and facilitate the preservation and enhancement of Slieverue as a local service centre.	E4	Local authority, landowners and developers	Local authority, landowners and developers	Ongoing from adoption of plan
To facilitate and encourage the development of facilities catering for tourists in Slieverue	E5	Kilkenny Tourism, SERTA, Local authority, local community, developers	Kilkenny Tourism, SERTA, Local authority, local community	Ongoing from adoption of plan
To facilitate the protection, promotion and enjoyment of the built and natural heritage of the area, in conjunction with the local community and relevant agencies.	E6	Local Authority, local community and relevant agencies.	Local Authority, local community and relevant agencies	Ongoing from adoption of plan

### 3.5.4 Education and Training

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To reserve land for the expansion of primary school facilities within the village	E&T1	Local Authority	Department of Education, Landowners/Developers	Reserved in the plan
To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population	E&T2	Local authority, school, in conjunction with Department of Education	Department of Education	Ongoing from adoption of plan
To co-operate with the Department of Education in the provision of an adequate number of school places to serve the needs of the village's population	E&T3	Local authority, school, in conjunction with the Department of Education	Department of Education	Ongoing from adoption of plan
To support the continuation of the FAS Community Employment Scheme or other equivalent/replacement scheme	E&T4	FAS, Department of Enterprise, Trade and Employment	FAS, Department of Enterprise, Trade and Employment	Ongoing from adoption of plan

### 3.5.5 Transport

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To require appropriate public lighting as part of any new residential development	T1	Local authority through development control process	Developers	Ongoing from adoption of plan
To provide for appropriate pedestrian and cycleway linkages between all new and existing developments	T2	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To facilitate and encourage the expansion of public transport servicing Slieverue. In particular connection to the proposed green route under the PLUTS for Waterford City	T3	Local authority and bus operators	Bus operators	Medium term
To ensure adequate car parking spaces are provided in all new developments	T4	Local authority	Local authority, local community	Ongoing from adoption of plan
To provide disabled car parking spaces at appropriate locations throughout the town	T5	Local authority	Local authority	Ongoing from adoption of plan
To provide a public car park of 0.2ha as part of development proposals in Block B close to the graveyard.	T6	Local authority	Local Authority, Landowners and developers.	In line with the development of Block B

### 3.5.6 Community Facilities – Recreation

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To provide quality open space to meet the needs of the existing and future population	R1	Local authority, landowners and Developers	Local authority and Developers	Ongoing from adoption of plan
To ensure that all residential developments address adjoining open space to provide for their passive supervision	R2	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To protect existing open spaces and recreational uses from encroachment by other uses	R3	Local authority, local organisations, local community	Local authority	Ongoing from adoption of plan
To facilitate and encourage the provision of a community building to provide for the social and training	R4	Local Authority local community and relevant agencies	Local Authority local community and relevant	Ongoing from adoption

needs of the local community.			agencies	of plan
To support the provision of appropriate recreational facilities to serve the present and future population of the town	R5	Local Authority local community and relevant agencies	Local authority local community and relevant agencies	Ongoing from adoption of plan

### 3.5.7 Conservation

<b>Specific Objective</b>	<b>Map Ref</b>	<b>Action By</b>	<b>Funding and Support services</b>	<b>Time scale</b>
To seek the conservation and protection of the buildings listed in the Record of Protected Structures	A1	Local Authority, DoEHLG, Landowners	Local authority, DoEHLG, landowners	Ongoing from adoption of plan
To have regard to the recommendations of the Department of the Environment, Heritage and Local Government, concerning archaeological assessment and the monitoring of excavations during construction, in considering development proposals which would affect any archaeologically designated sites	A2	Local authority, developers, DoEHLG	DoEHLG	Ongoing from adoption of plan
To reassess the provision of additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins	A3	Local authority, Tidy Towns, Residents' associations, Development Association	Local Authority, Tidy Towns, Residents' associations, Development Association	Ongoing from adoption of plan
To implement the provisions of the Litter Management Plan	A4	Local authority, Tidy Towns, Residents' associations, Development Association	Local authority, Tidy Towns, Residents' associations, Development Association	Ongoing from adoption of plan
To seek, as the opportunity arises, that all utility cables in the town centre be laid underground	A5	Local authority, service providers	Local Authority, service providers	Medium term
To preserve the character of the town, with control of shopfronts and advertising	A6	Local authority through development control process	Local authority, developers, shop owners, businesses	Ongoing from adoption of plan
To ensure that the scale of shopfront signs and nameplates is not out of scale with the ground floor façade area of a building nor out of character with the overall composition of the building	A7	Local authority through development control process	Local authority, shop owners, businesses	Ongoing from adoption of plan
To require appropriate planting of semi-mature trees in any new development and to preserve and augment existing mature trees and	A8	Local authority, developers	Local authority, Tidy Towns, Residents' associations,	Ongoing from adoption of plan

hedgerows			Development Associations	
To ensure the protection and/or conservation as appropriate of the non designated sites outlined as areas of ecological interest in the plan and to control development which would be inimical to the preservation or conservation of their essential character	A9	Local authority, landowners, developers	Kilkenny tourism, SERTA, An Bord Fáilte, BNS	Ongoing from adoption of plan
To retain the trees as identified in the zoning objectives map except where their removal is due to the interests of public safety and good design or the trees are in an unhealthy state	A10	Local authority, developers, landowners, Tidy Towns, Development Association	Local authority	Ongoing from adoption of plan
To encourage the appropriate planting of semi mature trees through the village using native species.	A11	Local authority and local community	Local authority and local community	Ongoing from adoption of plan

### 3.5.8 Community Supports – Social Services

Specific Objective	Map Ref	Action By	Funding and support services	Time scale
To maintain the role of Slieverue as a local service centre for its area and to enhance its role as a centre to service its anticipated expansion during the period of the Plan	S1	Local authority, local retailers	Local authority, local retailers	Ongoing from adoption of plan
To facilitate and support the expansion of the range of facilities catering for the elderly population	S2	Local authority, HSE, developers	Local authority, HSE	Long term
TO support the development of youth services in co operation with the local community and relevant agencies	S3	Local authorities, local community Developers and relevant agencies	Local authority local community developers and relevant agencies	Ongoing from adoption of plan
To co-operate with the Health Service Executive in the provision of any health care services for the town	S4	Local authority, HSE	HSE	Ongoing from adoption of plan
To facilitate and encourage the provision of an adequate range of quality childcare facilities in appropriate locations.	S5	Local authority HSE local community	Private sector	Ongoing from adoption of plan

## 3.6 Implementation

The realisation of these objectives over a period of time, will it is felt, be of significant benefit to the town, ensuring its orderly development and improvement.

The achievement of the objectives will be dependent on the availability of finance and the inclusion of the objectives in the work programmes of the County Council and the

responsible agencies. The local community, through local associations such as Residents Associations and Tidy Towns, can play a huge role in contributing to the achievement of some of the objectives above. Kilkenny County Council's policy will be to facilitate and aid local organisations in this capacity.

This is intended to be an integrated plan, and the progression of formulating objectives from issues identified in the public consultation is the first step in enabling an integrated approach to implementation. Kilkenny County Council intends to fully co-operate with other development and community agencies, such as the County Development Board and Barrow Nore Suir Development to secure the implementation of this plan.

## **4 DEVELOPMENT CONTROL**

### **4.1 Introduction**

The purpose of this section of the Proposed Plan is to ensure a high standard of design, layout and function for all new development, to conserve what is good in the existing built and natural environment, and to protect the amenities of the town.

In general, the development standards as outlined in Chapter 10 of the County Development Plan, 2002 will be adhered to in Slieverue with the following stipulations attached.

### **4.2 Design Guidance Principles**

The aim for new development should be to enhance the traditional character of the town streetscape. This section of the plan, combined with Appendix 4, Urban Design Guidelines on Future Development, is aimed at giving landowners, developers and their architects a clear view as to how the design of new development should be considered. It will also be used by the Planning Authority when judging planning applications in the town.

When designing for new building, consideration should be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to the unique history and morphology of a place that makes one village or town different from the next. The building fabric therefore is a reflection of the character of a place and if we permit this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, then we erode the uniqueness of the place.

Detailed design guidance on new development for Slieverue is given in Appendix 4 of this plan and in the sections below.

### **4.3 Design Elements in Slieverue**

Streetscape refers to the look of a particular road, regarding the arrangement and design of plots, buildings and materials, roads and footpaths, street furniture, open spaces and planting. Attractive and coherent streetscapes happen when all of these features reinforce and work with one another.

#### **4.3.1 Character and shape of settlement**

Slieverue is set within a broad valley associated with the River Suir estuary, the village is approximately 3 kilometres from the River Suir, which lies to the south and east. The settlement lies within an undulating landscape, with its northern area lying higher and

being somewhat more elevated (similar to a plateau) and the topography gradually falling to the south of the settlement and continuing on to the River Suir.

In general, field hedgerows are not well defined, with gorse, bramble and ash appearing to predominate, and occasionally some finer examples of individual trees evident and worthy of incorporation into future development layouts. The trees worthy of retention have been identified in the zoning objectives map with this plan.

The older part of the settlement has been established in a linear fashion between Hartley's Cross (to the southwest) and the Rathpatrick Cross Roads (in the northeast). This road contains most of the older dwellings and buildings associated with Slieverue village, including the Church, schools and the older residential dwellings. In the late 1970's/early 1980's the village was by-passed and this creates a strong eastern edge to the settlement as shown on the Urban Design Map. A number of smaller cul-de-sac housing estates are to be found in this area.

From the centre of the village (near the original school on Main Street) a road runs north towards the crossroads at Kearney's Wall. The northern lane, (or Bothareen), that runs west from the Rathpatrick Crossroads, also converges at this crossroads. The rough triangular area defined by these roads defines the modern settlement of Slieverue today. The development pattern on these roads is linear ribbon development along the road frontage, with little in-depth or back land development. The most intensive ribbon development occurs along the Main Street and on the road to Kearney's Wall.

#### **4.3.2 Buildings and Spaces in the Village**

The early Ordnance Survey maps for Slieverue indicate a loose cluster of buildings along the Main Street of the village, namely St. Mary's Catholic Church, a dispensary, a constabulary barrack, a few short terraces and several and a few grander houses set back from the roads. A few of the short terraces remain and are set back a short distance from the road edge. In almost all cases the space to the front of these terraces has been paved to enable car parking in front of commercial premises. This 'in-between' space, so called because it is neither fully private nor fully public in character (but rather is 'in-between') is relatively well maintained, with one exception – the area opposite the Church and in front of 'The Orchard'.

There is no formal civic space within the village, such as a market square. However, in general the Main Street in Slieverue is quite broad, and over the past century most of the building fabric has been set-back further from the road edge and its traditional terraces. Most of this development has been residential, in the form of bungalows. The result is a loose building pattern that is less compact and coherent than the traditional Irish village. Indeed the character of the village is more suburban than may be expected, and this is especially true of the road that runs north from Main Street to the GAA sports ground.



There are few buildings of notable character, with perhaps the exception of St. Mary's Church – built in 1800, it is cruciform in layout and over the east gable is a belfry, while two of the other gables are surmounted by stone crosses. Inside the church there are three galleries, each of which is curved, an unusual feature<sup>4</sup>. The Church is positioned well back from the road, perhaps reducing its prominence as a feature in the streetscape.

The only other building of notable character is the house known as 'Valetta' – situated opposite the Church (apparently built by a Maltese man that gave it its name). Again, it is not prominent in the streetscape due to its set back from the street and it is partially obscured by 'The Orchard' development. 'Valetta' was the parochial residence up to recent times, although the early Ordnance Survey Maps for the area indicate that in the past the Parochial House was situated across a small field to the north of the Church (with an access strip still evident on the current OS map).

Within the village, there is at least one example of an attractive stone outbuilding which adds character to the area. Most of the other structures in the village are cement rendered or of more recent construction and have few special or distinguishing features.

#### **4.3.3 The Nature of Open Spaces**

The only formal area of public open space in the village is the GAA grounds, providing for active recreational amenity. Two small areas of passive open space are provided - one at the entrance to the Ashgrove housing estate - and another at the entrance to Briarwood. The former is defined by a continuous row of poplar trees and is reasonably well maintained, though it lacks facilities, such as seating, etc.

The lack of a formal public open space within the village is recognised in the plan and objectives have been included to ensure delivery of a sizable public space with additional development.

#### **4.3.4 Height and roofs**

The roof line in many Irish towns is never constant but tends to vary within a limited range. It is noted however, that some of the terraces in Slieverue have quite a consistency of uniform building heights, roof ridge and roof pitch. Where this is evident it should be maintained. Elsewhere, new infill buildings should be encouraged to either step up above or below their neighbour, as would be the case.

#### **4.3.5 Materials**

There are few buildings of notable character, with perhaps the exception of St. Mary's Church, which was built in 1800. It is cruciform in layout and over the east gable is a belfry, while two of the other gables are surmounted by stone crosses. Inside the church there are three galleries, each of which is curved, an unusual feature. The Church is

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<sup>4</sup> Dowling, Dan, as cited in 'Sliabh Rua – A History of its People and Places', by Jim Walsh, Leinster Leader Ltd., Naas, Co. Kildare, 2001.

positioned well back from the road, perhaps reducing its prominence as a feature in the streetscape.

The only other building of notable character is the house known as ‘Valetta’ – situated opposite the Church (apparently built by a Maltese man that gave it its name). Again, it is not prominent in the streetscape due to its set back from the street and it is partially obscured by ‘The Orchard’ development. ‘Valetta’ was the parochial residence up to recent times, although the early Ordnance Survey Maps for the area indicate that in the past a Parochial House was situated across a small field to the north of the Church (with an access strip still evident on the current OS map).

Within the village, there is at least one example of an attractive stone outbuilding which adds character to the area. Most of the other structures in the village are cement rendered or of more recent construction and have few special or distinguishing features.

#### **4.3.6 Design Principles Based on Distinctive Local Character**

- Maintain, and where necessary, reinstate the stone walls on roads leading out of the village, as far as is practical.
- Consider the retention and refurbishment of the few attractive stone constructed out-buildings, in preference to demolition and rebuild.
- Maintain the scale, composition and character of the streetscapes in the immediate vicinity of the village centre, close to the existing traditional building forms.
- Ensure the continuation of existing building lines – particularly adjoining traditional two storey terrace developments in the village centre.
- Encourage all focal sites and focal buildings to adopt good quality architectural designs. These sites are identified on the Urban Design Map.
- Upgrade and resurface, as resources permit, those portions of existing roads that have been identified as being in need of improvement, notably in the vicinity of Hartley’s Cross.
- Protect and maintain the old water pump and drinking trough on Main Street as attractive features of the streetscape.
- Encourage the comprehensive development of back lands (sites to the rear of plots) and ensure that developers have regard to the possible need to provide access to these areas in any future development scheme. It is advisable to consider the possible future provision of through-access connecting the northern lane (or Bothareen) with the road from Kearney’s Wall to the village centre, in any development proposal for the area. It is also advisable to avoid a proliferation of ribbon development on the road frontages which would restrict future access to these lands in the future – a number of options are suggested on the Urban Design Map.
- Have regard to the unique characteristics of Slieverue as shown on the Urban Design Map and outlined above.

#### **4.3.7 New Residential Development**

The aim for Greenfield sites on the edge of the existing built up area should be for the extension of spaces which are in harmony with the town character, and schemes should mainly be urban in form as opposed to suburban.

Where land is being developed for housing the following will be required to be incorporated:

- *All new buildings should be in harmony with existing old buildings in terms of architectural style and should reflect the style and materials of the older character of buildings within the town.*
- *The pattern of existing forms within the area where development is to be located should be used as a stimulus for creative adaptation so that it will fit more appropriately with the overall character of the town.*
- *Careful consideration shall be given to the design of components (such as doors, windows and the height, pitch and ridges of roofs) which should have regard to those already present in the vicinity of the site. This is particularly important with regard to the redevelopment and alterations to existing buildings which should strictly reflect the original building's characteristics in proportions of windows to walls and in the design of the roof.*

New development shall seek to:

- *Reflect the local development patterns*
- *Avoid substantial repetition of one house type*
- *Respect the local characteristics and context of the site*
- *Respond to typical setting and garden forms of the town. For the sites zoned low density residential it is more important that these sites reflect a rural character on the edge of the town*
- *Refer to local buildings and variety of proportions and design.*
- *Refer to local distinctive details and materials*
- *Provide adequate privacy for individual houses, flats etc*
- *Provide adequate provision for car parking, open space, landscaping and planting*
- *integrate with existing development and the preservation of features on site*

#### **4.3.8 Building Layout and Orientation**

It is intended to create a coherent and environmentally comfortable public realm throughout Slieverue. Accordingly, proposed layouts shall optimise solar orientation to both adjoining buildings and outdoor spaces. Layouts shall also have careful regard to prevailing wind direction with a view to reducing wind speeds in outdoor areas.

It is an aim to discourage the enclosure and isolation of individual housing estates and to promote the physical and social connectivity in a permeable network of streets and public spaces. Layouts shall promote this connectivity between phases of development. Large residential areas shall be broken into small functional and visual groups, which fulfil a social and aesthetic need for identity.

Long straight roads are not desirable in residential estate developments. Estate roads should incorporate gentle curves and physical traffic calming measures within the estate should be included at the planning application stage.

The provision of services and road layout of the development must have regard to 'Recommendations for Site Development Works for Housing Areas', Department of the Environment and Local Government.

All new residential development should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and its surrounding areas.

Passive supervision of the Public Realm is the most consistent and effective means of preventing anti-social behaviour. All public open spaces (hard and soft landscaped) shall be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls shall be avoided so as to minimise the risk of anti-social activity.

Layouts, which give priority to the pedestrian and cyclists, will be encouraged. This can be achieved in smaller developments through shared surfaces for pedestrians and vehicles. Well-lit pedestrian links, separate from the main carriageways should be provided within the estate. These links should be overlooked as far as possible by dwellings and right angled bends should be avoided for security reasons.

Where large residential schemes are proposed, they shall be broken into small functional and visual groups, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce a variety into the visual environment whilst avoiding a monotonous repetitive type development. Each group of houses should have its own visual identity, variation being achieved by layout, including building lines, house design, colour and hard and soft landscaping. New development designs should avoid monotonous repetition by inclusion of subtle variation.

#### **4.3.9 Density**

There is no set maximum or minimum density recommended. A high standard of architectural design and layout will be required in residential developments. The Council will seek to ensure that new developments have individuality and a sense of place which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing. It is the

policy of the County Council that this high standard should not be diluted in newly constructed developments and that designs and layouts will be welcome which pay regard to the qualities and appearance of the existing area.

In determining suitable density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice. In infill sites or in areas adjacent to the town centre, higher densities will be permitted subject to exceptional quality of design and finishes, proper provision for active and passive recreation and good living conditions, including privacy and adequate natural light, within each accommodation unit.

Regard should be had to 'Residential Density – Guidelines for Planning Authorities', Department of the Environment and Local Government, September 1999. This states (Par. 3.6.2) that on serviced lands in towns or villages not served by quality public transport, increased densities would be acceptable if they contributed to the enhancement of town or village form such as by reinforcing street patterns or assisting in the re-development of back lands.

As there will be no set minimum or maximum density specified in the Plan, the emphasis will be on providing a quality housing environment based on innovation and a design led approach.

In preparing applications for housing developments, designers and developers alike are advised to consult relevant publications for guidance such as

- *Guidelines for Planning Authorities*, Department of the Environment and Local Government, September 1999,
- *Essex Design guidelines for Residential and Mixed use areas* by Essex County Council and Essex Planning Officers Association, 1997.

#### **4.3.10 Design**

A variety of house types in developments of multiple housing will be encouraged with variations in house size, colour, materials, and designs.

In support of the Council's policy of reducing social exclusion, the Council will encourage developers to have regard to the requirements of people with disabilities, the elderly, and children in the supply, design and layout of residential development.

The design of dwellings should bear a relationship to the existing fabric of the settlement of Slieverue. Natural features or landmarks such as mature trees or vistas should help to determine the layout and orientation of the housing. The creation of 'land marks' within the estate, whether through retention of existing features or by the introduction of new features will be encouraged.

New development must recognise and be sympathetic to the existing town and help to renew the specific architectural traditions of the area as outlined above.

#### **4.3.11 Ecology & Bio-diversity**

Design layouts should aim to enhance and protect the biodiversity resources of the town. This can be achieved through the following:

- i. Retain and enhance existing vegetation including trees, shrubs and hedgerows, wherever possible and incorporate into the development. Under the Wildlife (Amendment) Act, 2000, it is prohibited, with certain exemptions, to remove or cut hedgerows during the bird breeding season of March 1<sup>st</sup> to 31<sup>st</sup> August.
- ii. Networks of wildlife sites are more ecologically valuable than isolated wildlife areas. Where possible create linking corridors of habitats.
- iii. Where possible, use native species. Trees and shrubs that grow naturally in the surrounding countryside are often the best choice for the town. A list of native trees and shrubs, with planting guidelines is contained in Appendix 3.
- iv. Where possible, use plants of local provenance (i.e. grown locally rather than imported)
- v. Tree and shrub species with berries are important for wintering birds
- vi. Trees and shrubs which support a high biomass of insects in summer are important for breeding birds
- vii. Where appropriate avoid the culverting of watercourses and provide new water areas.
- viii. Where possible, set aside maintenance free areas and avoid or limit the use of herbicides and pesticides

#### **4.3.12 Car Parking**

Car parking shall be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities.

Communal car parking arrangements will also be acceptable in residential developments. For security reasons, car parking should always be overlooked by housing. There should not be an excessive amount of car parking grouped together. The visual impact of large areas of car parking can be reduced by the judicious use of screen planting, low walls and the use of textured or coloured paving for car parking bays.

#### **4.3.13 Public Open Space**

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. In calculating the area of open space, the area of roads, grass margins, roundabouts, footpaths, left over area, back lands, and visibility splays shall not be taken into account.

The Council will normally expect all open space provision to take account of the following principles:

- Open space should be provided in a comprehensive and linked way, designed as an integral part of the development.
- Areas should be of a demonstrated recreational or amenity value. Small dysfunctional open spaces should be avoided.
- Wherever possible, the majority of open space should be multi-functional. Areas for informal amenity and children's play should be combined.
- Areas should be easily and safely accessible from all dwellings which the space is designed to serve
- The design, location and appearance of open space areas should have regard to the amenities of nearby dwellings, for example, areas where children may play should normally be overlooked by the fronts of nearby dwellings to provide for maximum surveillance and overlooking
- Public open space areas should not be located so close to adjoining dwellings so as to cause undue noise or nuisance to existing or proposed residents
- Attractive natural features should be protected and incorporated into open space areas. Tree planting should normally form an integral part of such open space areas.

To ensure implementation of open space provision the Council will attach appropriate planning conditions to permissions, and where necessary will enter into agreements with developers. These will provide for the laying out and landscaping of open space areas in accordance with a detailed scheme to be agreed with the Council.

Reduced provisions may only be acceptable in urban locations where there are more sustainable patterns of development and maximum use can be made of urban land or redevelopment schemes where open space is already available. With relatively high densities such as flats, townhouses or apartments, good quality landscaped open space should be provided.

Open space provision for smaller residential developments and schemes catering for special needs such as accommodation for the elderly will be considered more flexibly on its merits and having regard to the requirements of likely future residents.

Adequate areas of open space should be an integral part of any new residential development to meet the needs generated by that development. The overall standard of 2.4 hectares per 1000 population will normally be applied in assessing proposals for open space for children's play and informal amenity. In developments which are adjacent to and provide for easy access to significant areas of existing public open space a lesser standard of provision may be acceptable. This relaxation will only be considered where the developer pays a financial contribution towards the improvement of the existing public open space so as to improve its quality and carrying capacity.

It is an objective of the Council to secure a high quality of design, layout and landscaping in all new residential developments consistent with the Residential Density Guidelines.

Integrated, pleasant, attractive and landscaped open space should form an intrinsic element of new residential development. The precise location, type and design of open space should be negotiated with developers according to the specific characteristics of the development, the sites and its context. All open spaces proposed by developers should be designed and set out by suitably qualified landscape architects or similar design professionals so as to ensure a high standard and consistency with good design and layout practice.

Developers should consider providing a variety of open spaces. Both formal and informal semi-natural areas should be provided, such as wetlands, woodlands, meadows, green corridors as well as formal gardens and seating areas. These elements work best as part of a structure to the provision of open space. Planting schemes should include native species, where possible. A list of native tree and shrub species, and planting guidelines, is contained in Appendix 3. Existing trees and hedgerows should be retained wherever possible and incorporated into the development.

#### **4.3.14 Management plan for Public Open Space**

Developers will be required to make suitable provision for the future management and maintenance of open space required under this policy, where spaces and facilities are not taken in charge by the Council. This would be achieved either through management companies or agreements with the planning authority.

#### **4.3.15 Private Open Space**

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m. minimum for 3/4/5 bedroomed houses in order to ensure that most household activities are accommodated and at the same offers visual delight, receive some sunshine and encourage plant growth. A standard of 22 metres will normally be required between directly opposing first floor windows. However where adequate levels of privacy are provided this depth may be reduced.

The boundaries of rear gardens should generally be provided with a permanent durable barrier with a minimum height of 1.4 metres. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.

#### **4.3.16 Integration of Residential Developments**

In assessing any new development in Slieverue, the Council may have regard to the development potential of adjoining land and will assess any application, with a view to providing for the development of these lands in an integrated manner.



This applies to any land parcel, and relates to all aspects of development including open space provision, access arrangements and pedestrian and cycle links. The distinction between residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity.

#### **4.3.17 Road and Estate Names**

The naming of residential developments shall be approved by the County Council. The names of residential developments shall reflect local and Irish place names for the locality as far as possible. No development work or advertising of housing schemes shall be allowed until the name has been agreed with the Planning Authority.

#### **4.3.18 Services**

All services including electricity, public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings.

#### **4.3.19 Apartments/Duplex Style**

In general apartments will be required to have the following minimum floor areas

<b>Apartment Type</b>	<b>Minimum Floor Area</b>
One Bed	46 m <sup>2</sup>
Two Bed	65 m <sup>2</sup>
Three Bed	93sq.m

The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents.

All living room, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

#### **4.3.20 Access for People with Disabilities**

Access requirements for physically disabled persons should be incorporated into the design of buildings and layouts of developments likely to be used by the general public and will be a material consideration of the Planning Authority in assessing applications.

Developers should have regard to the criteria set out in the following in the preparation of development proposals

- Access for the disabled – minimum design criteria, published by the National Rehabilitation Board
- Part M of the Building Regulations 1997 to 2000

- Buildings for Everyone – Access and uses for all the citizens, by the National Rehabilitation Board, 1998.

The needs of people with disabilities should be taken into account in the design and construction of footpaths and parking areas. Footpaths in private commercial and housing developments and public housing developments shall be dished at junctions. Parking areas should make provision for spaces for disabled drivers and such spaces should be located in the most convenient locations for ease of use.

Tactile indicators are becoming increasingly more common. Tactile paving surfaces can be used to convey important information to visually impaired pedestrians about their environment. The provision of tactile surfaces for the visually impaired in all developments will be encouraged.

#### **4.4 Car parking and Loading**

New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development. Car parking facilities shall generally be provided behind in a manner that reduces its visual impact to a minimum such as behind the building line and the use of screening.

The dimension of car parking bays shall be a minimum of 4.8m by 2.4m.

Where parking space is proposed in front of existing premises, existing railings or boundary walls shall be retained. They should be provided with proper public lighting facilities and shall be clearly demarcated. Car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided. Parking bays shall be adequately delineated.

Where the developer is unable to comply with the car parking standards for the development set out in the table below, a financial contribution may be acceptable in lieu of car parking provision, which will be related to the cost of providing such facilities.

In developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development

Kilkenny County Council may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so. Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

### Car Parking Standards for Various Land Uses

<i>Land Use</i>	<i>Parking Spaces per Unit</i>
Dwelling House	2 car spaces per dwelling unit in suburban areas
Dwelling House	1 space per unit in the city centre.
(Residential areas)	0.25 per dwelling for visitor parking
Flat or Bedsitter	1.25 spaces per unit
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, Public halls	1 car space per 10 seats.
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq. metres
Public houses, inc. hotel bar	1 car space for every 20m <sup>2</sup> of bar and lounge floor area in the City Centre and 1 car space per 10 sq. m of bar and lounge floor area in all other locations.
Shopping centres, supermarkets, department stores	5 car spaces for every 93 m <sup>2</sup> of gross floor area.
Shops	1 car space per 30 sq. metres in City Centre and 1 space per 20 square metres outside
Restaurants, cafes	1 car space per 20 m <sup>2</sup> gross floor area
Banks and offices	1 car space per 15m <sup>2</sup> of gross floor area and additional space to be determined by the Planning Authority.
Industry	1 car space for every 60m <sup>2</sup> of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	Each application to be determined by the Planning Authority
Retail Warehousing	1 car space for every 35 sq. meters of net retail floor space
Full 18 hole Golf Course	4 car spaces per hole
Par 3 golf courses	2 car spaces per hole
Golf driving ranges, shooting ranges	1 space per bay/ trap plus 3 spaces
Sports grounds and sports clubs	Each application to be determined by the Planning Authority

Hospital	1.50 spaces per bed
Nursing Homes	1 space per 4 bedrooms plus staff
Clinics/Medical practices	3 spaces per consulting room plus staff

In the case of any use not specified above, the Planning Authority will determine the parking requirements, having regard to the traffic levels likely to be generated as a result of the development.

Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

However, where a developer can demonstrate to the satisfaction of the Planning Authority that parking spaces will be utilised throughout the day by a number of different users, availing of different facilities within a proposed development, the Planning Authority may, in the interest of sustainability, take this multi use into account when assessing parking needs.

In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

#### **4.5 Public Utilities**

The Planning Authority will require that all wires and cables for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety.

#### **4.6 Shopfronts and Advertising**

The over-riding principle for the design of shopfronts and the design and placement of advertisements and signs should be restraint. Chapter 10 of the County Development Plan lays down specified standards, which will be adhered to in Slieverue.

#### **4.7 The Likely Significant Effects on the Environment of Implementing the Proposed Slieverue Local Area Plan**

The Planning and Development Act 2000 requires that a Local Area Plan shall include information on the likely significant effects on the environment of implementing the plan.

## **4.8 Description of the Proposed Local Area Plan**

The Local Area Plan lands comprise approximately 38 hectares (95 acres) of undeveloped residential zoned lands within the village development boundary.

## **4.9 Identification of likely significant effects on the environment**

The likely significant effects on the environment of implementing the proposed Slieverue Local Area Plan are categorised as follows:

- Human beings (includes population, economic and social activity)
- Material assets (includes infrastructure)
- Flora and fauna
- Archaeology and cultural heritage
- Landscape

Information on each likely significant effect together with proposed mitigation measures is outlined below.

### **4.10 Human beings**

Environmental baseline: The population of Slieverue was recorded as 461 at the 2002 Census. The lands identified for development are all contiguous to the existing built up area of Slieverue and are within walking distance of the centre. There is limited employment associated with the current agricultural use of much of the zoned lands.

Likely significant effects:

- Development of additional residential units
- Population increase
- Greater demand for retailing, services, leisure and community facilities and amenities
- Increased demand for transport and travel

Proposed mitigation measures:

- Objectives to ensure the provision of adequate supporting services, facilities and amenities in association with new residential development.
- Objectives for the provision of an adequate traffic management system to cater for increased traffic.
- Objectives for the development of public transport initiatives link to the PLUTS
- Objectives for high quality architectural design, layout and landscape treatment of all buildings and spaces.

## **4.11 Material Assets**

### **4.11.1 Traffic:**

Environmental baseline: The National Route, N25, from Waterford to New Ross bypasses the village of Slieverue. There is a 'T' junction in the middle of the village with the Airmount road running north from the main street. There is also two roads, one to the west and one to the east of the village, which enter onto the N25.

Likely significant effects:

- The development of additional lands will increase the amount of local traffic

Proposed mitigation measures:

- Provision of an integrated network of walking and cycling routes
- Traffic calming – pedestrian crossings, footpath provision.
- Provision for an integrated road network within the zoned lands with connection to the existing road network to increase permeability and reduce congestion.

### **4.11.2 Water Supply:**

Environmental baseline: Slieverue is served by the Mooncoin Regional Water supply scheme. This scheme is at capacity.

Likely significant effects:

- Increased demand for water supply

Proposed mitigation measures:

- New water sources will be accessed and utilised to serve the area
- New developments will be required to provide a temporary private water supply, which will be maintained indefinitely until the public water supply is upgraded, or will only be permitted subject to adequate capacity in water supply being available
- The public water supply will be upgraded, subject to adequate funding being available, as part of the National Water Services Investment Programme.

### **4.11.3 Foul and Surface Water Drainage:**

Environmental baseline: The development of additional lands will lead to an increase in the demand for foul water and surface water drainage. Slieverue is currently served by a primary sewerage treatment system, which is inadequate to cater for the proposed development.

Likely significant effects:

Increase in the amount of foul sewage from the village and demand for existing foul drainage system to be improved.

Increased surface water run off from developed lands.

Proposed mitigation measures:

Slieverue is planned to be connected to the Waterford City Waste Water treatment plant which will cater for development within the plan area. This connection is planned to be completed by 2008. It is an objective in the plan to connect new development to the Waterford City Waste Water Treatment Plant.

Objectives have been included to provide for positive surface water drainage incorporating discharge flow attenuation for all green field site developments other than those that are isolated and small in scale and unlikely to increase the risk of flooding.

Flora and fauna

Environmental baseline: Consultants carried out a Flora & Fauna study in order to survey and compile an inventory of the flora and fauna of the area.

Likely significant effects:

The principal effect will be the loss of habitat and biodiversity arising from developments on previously agricultural /rural lands.

Proposed mitigation measures:

- Identification of the significant areas of interest for flora and fauna.
- Objectives for the preservation of these areas through the zoning objectives of the plan.
- Much of any new development will occur on lands which are considered less important in terms of flora and fauna diversity.

#### **4.11.4 Archaeology and cultural heritage**

Environmental baseline:

There are a number of protected structures in the town. Consultants carried out an Urban Design Study in order to compile a profile of the architectural character of the area.

Likely significant effects:

- Possible impact on sites of archaeological interest.
- Possible degradation of buildings of architectural interest.

Proposed mitigation measures:

- Policies and objectives to protect the archaeological heritage
- Archaeological assessment prior to the commencement of development, where required.
- The inclusion in the List of protected structures of the buildings of architectural and historic interest
- High quality design required in new development.
- Design guidance provided in the plan document for new development.

#### **4.11.5 Other possible effects**

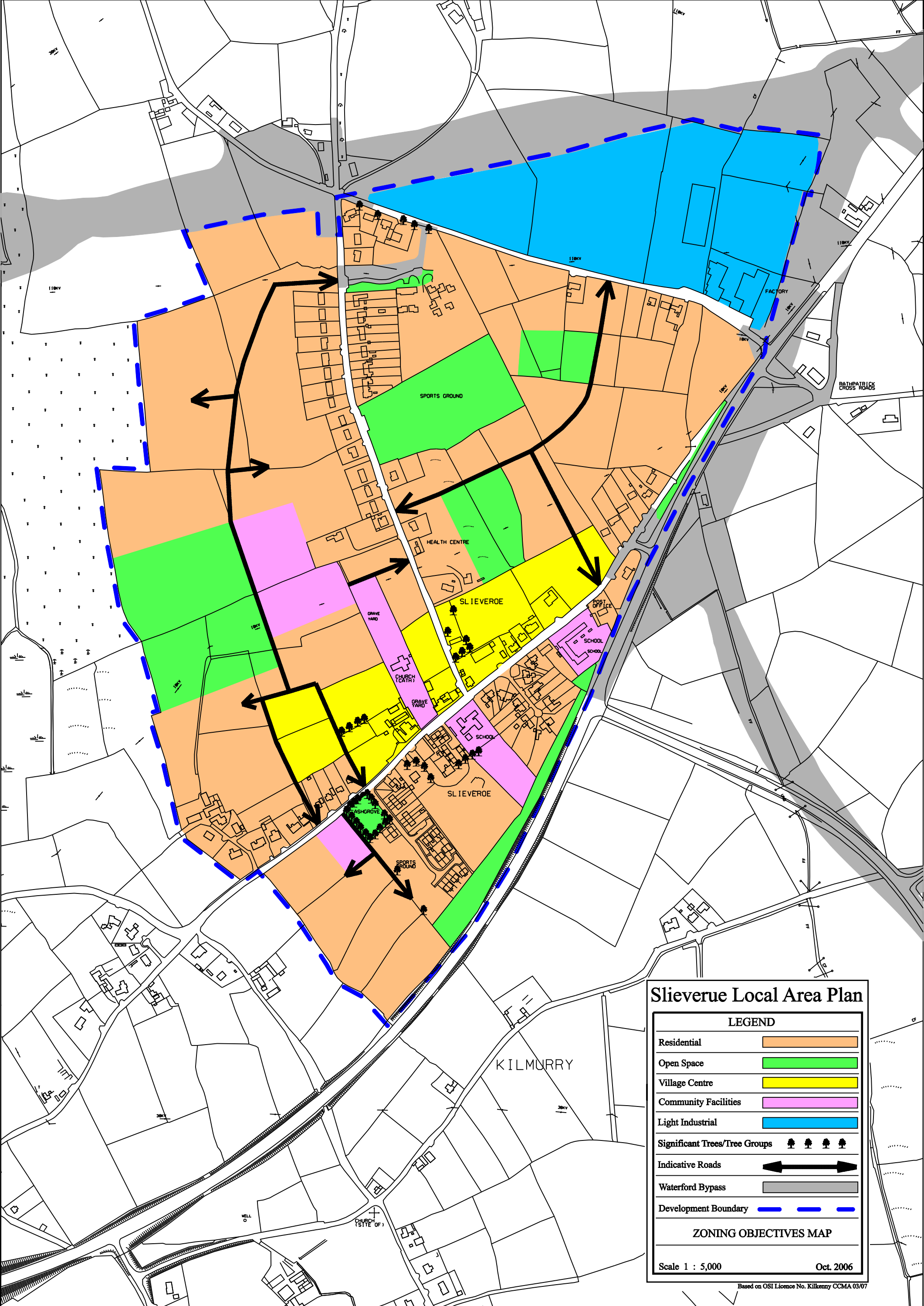
Other possible effects on the environment include those on air, water soils and climate. These are considered to be less significant in the context of the Local Area Plan than those outlined above.

#### **4.11.6 Consideration of Alternatives: Could Development Take Place Elsewhere**

The development of Slieverue will have a significant impact as a result of the change of use of areas from agricultural and fallow use to residential, employment and social uses. It is a policy of the Council to encourage development within such designated towns and villages where the infrastructure and services exist. Development in such settlements constitutes a more efficient use of existing resources.

The development of land locally must however be seen in the context of providing for local development demands, and ensuring that realistic alternatives exist to the development of one off houses in the country side. The development of lands locally and in a centralised location is a more sustainable type of development than the development of many individual houses in an uncoordinated manner.





### Slieverue Local Area Plan

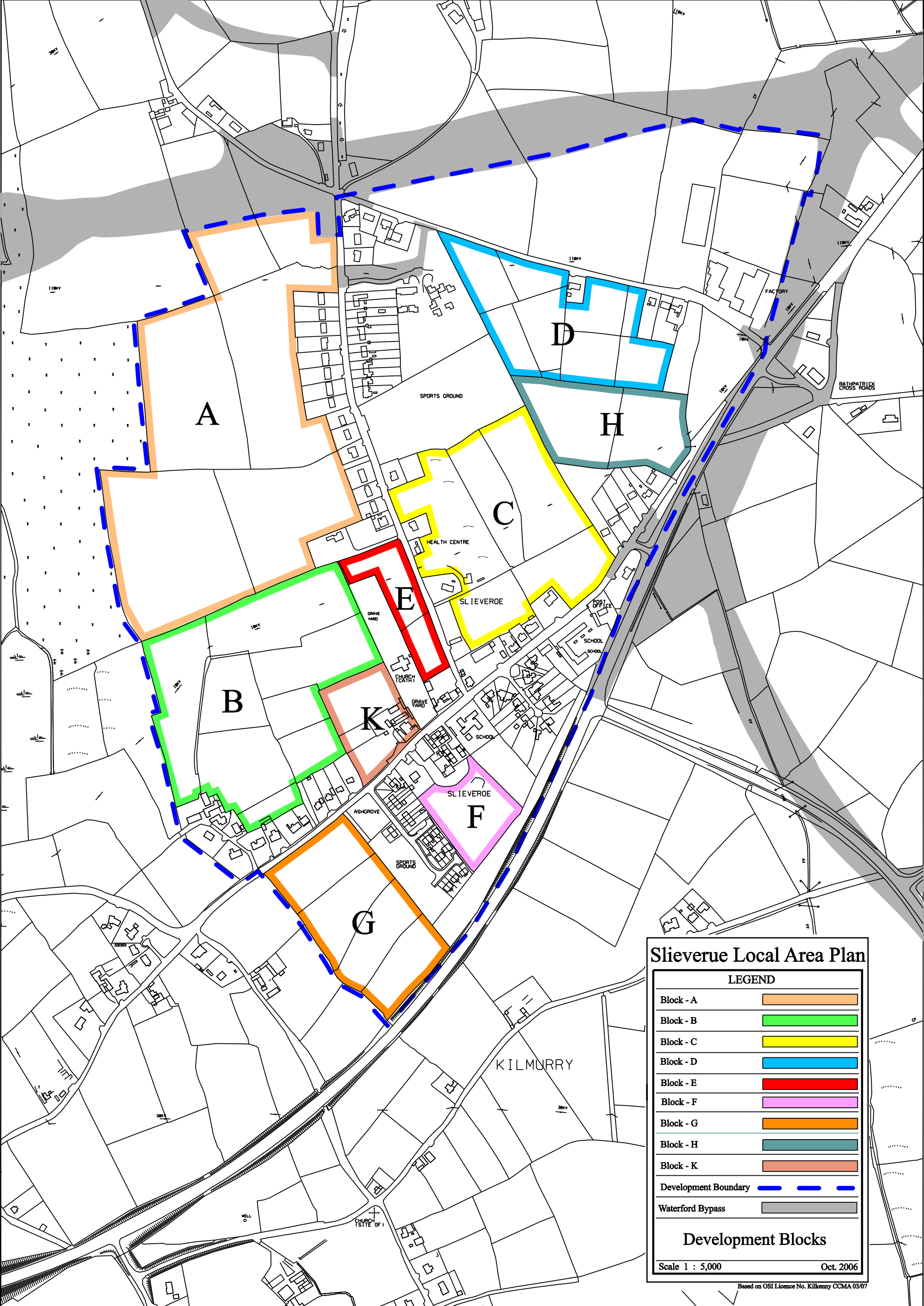
LEGEND	
Residential	
Open Space	
Village Centre	
Community Facilities	
Light Industrial	
Significant Trees/Tree Groups	
Indicative Roads	
Waterford Bypass	
Development Boundary	

#### ZONING OBJECTIVES MAP

Scale 1 : 5,000

Oct. 2006

Based on OSI Licence No. Kilkenny CCMA 03/07



## APPENDIX 1 – PROTECTED STRUCTURES

### Existing Protected Structure in Slieverue

Protected Structure	Description	Location	RPS No.
Catholic church	By Mr. Christopher Hill. A cruciform church circa 1800	Slieverue	C288

## Appendix 2

### Slieverue Local Area Plan Flora and Fauna Survey

Kilkenny County Council

June 2005

Reference: Kilkenny County Council				
Issue		Prepared by		Verified by
V1	June 05			
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**SLIEVERUE LOCAL AREA PLAN: FLORA AND FAUNA STUDY**  
**JUNE 2005**

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<b>Appendix 2</b>	<b>-</b>	<b>Correspondence from Consultees</b>



## 1 INTRODUCTION

The current survey examines the ecological value of the study area of Slieverue, Co Kilkenny and assesses the likely significant impacts of implementing the proposed Local Area Plan. The assessment comprised a desk study and field survey. Likely impacts are identified and recommendations are made to maintain the existing habitats of ecological importance.

The desk study comprised the following elements:

- Identification of all designated sites of nature conservation interest within the study area.
- Consultation with the Heritage Division, Dept. of Environment, Heritage and Local Government.
- Consultation with the Southern Regional Fisheries Board.
- Assessment of fisheries/aquatic value of surface water bodies.
- Review of Ordnance Survey maps and aerial photos where available.
- Review of relevant reports and literature for the areas.

The field survey comprised a habitat assessment of the study area. Habitats were mapped according to *A Guide to Habitats in Ireland* (Fossitt, 2000) and in general accordance with *Draft Habitat Survey Guidelines: a Standard Methodology for Habitat Survey and Mapping in Ireland* (Heritage Council, 2002).

Signs of vertebrate fauna were noted if found however a specific search for fauna was not made. The presence of mammals is indicated principally by their signs, such as dwellings, feeding signs or droppings - though direct observations are also occasionally made. Bird species observed during the survey were recorded. Watercourses within the vicinity of the proposed development were identified and an assessment of the fisheries potential was made.

Plant nomenclature follows Webb *et al.*, (1996) for vascular plants excluding grasses, Hubbard (1984) for grasses, Mullarney *et al.*, (1999) for birds and Hayden & Harrington (2000) for mammals. The site visit was conducted on May 5<sup>ed</sup> and 6<sup>th</sup> 2005. The weather conditions were fair to good, with long periods of sunshine. There were no seasonal restraints with regards to the survey.

For the purpose of assessing and describing the conservation value of habitats found within the study area, habitats have been categorised into three categories;

- (i) Habitats of high conservation value are those that are designated as being of international, national or regional importance or semi-natural habitats of high biodiversity value.
- (ii) Habitats of moderate conservation value are those which are of locally important in maintaining biodiversity.

- (iii) Habitats of low conservation value are those which have a limited or poor contribution to local biodiversity.

## 2 DESCRIPTION OF STUDY AREA

Slieverue is situated approximately 53km south of Kilkenny and 5km north of Waterford on the N25 (Grid Ref S638 150). The surrounding area is undulating lowland and the land use is predominantly agricultural grassland, with some areas of commercial conifer forests. A small stream flows through the northwest of the site and feeds into Lough Cullin pNHA a small lake c. 4.5km north of the site. From there it flows south and empties into the River Suir cSAC.

## 3 DESIGNATED AREAS OF NATURE CONSERVATION

A review of the Heritage Divisions datasets ([www.heritagedata.ie](http://www.heritagedata.ie)) indicates that there are no designated sites within the boundary of the study area. Two designated sites occur within the vicinity of the site and are detailed below.

Table.1. Designated sites within 5km of the study area.

Site	Designation	Site Code	Description	Approx. distance to study area
002137	Lower River Suir	cSAC	Alluvial wet woodlands, floating river vegetation, Atlantic salt meadows, old oak woodland and eutrophic tall herbs and a number of EU Habitats Annex II species	2.5km
000406	Lough Cullin	pNPA	Lowland lake supporting a diversity of water fowl and rare flowering plant species	4.5km

A full description of each habitat is given in Appendix 1.

## 4 CONSULTATION

The Heritage Division, Dept. of Environment Heritage and Local Government, was consulted with respect to the Local Area Plan implementation (April, 2005). Apart from noting the presence of the stream, which feeds into the River Suir cSAC, no specific ecological issues were raised with regard to Slieverue (Local Conservation Ranger, pers. comm.).

The Southern Regional Fisheries Board (SRFB) was consulted with respect to the Local Area Plan implementation (May, 2005). They noted that the small stream passing through the west of the site feeds into Lough Cullin NHA, which eventually feeds into the River Suir cSAC.

## 5 HABITAT ASSESSMENT

A number of wetland habitats are found within the study area. These habitats are not covered by any national or international designations but they support a diversity of plant and animal species and are of high local biodiversity value. As a consequence of their high species diversity and limited distribution, these habitats are considered to be of **high conservation value** and are described in section 5.1.

Grassland habitats of moderate to high species-richness are found frequently throughout the site. These habitats are Wet grassland (GS4) and Dry calcareous and neutral grassland (GS1). Species-rich grasslands are generally limited within the wider landscape. These grasslands occur adjacent to each other to the northeast of the site and the species composition of these grasslands frequently overlaps. They contribute to local biodiversity and are considered to be of **moderate conservation value**. They are described in section 5.2.

Other habitats of **low conservation value** occurring within the Slieverue area are described in section 5.3. Figure 1 presents all the habitats found within the study area.

### 5.1 Habitats of high conservation value

A wetland complex incorporating a number of wetland habitats is located to the west of the site. Reed and large sedge swamp (FS1) is the dominant habitat type. Areas of Wet willow-alder-ash woodland (WN6) and small areas of Marsh (GM1) occur around the margins. The individual habitats that make up the complex are described below.

#### ▪ Reed and large sedge swamps (FS1)

The swamp is dominated by bulrush (*Typha latifolia*) that formed dense stands towards the centre. Other species that occurred frequently included horsetail (*Equisetum* spp.), starwort (*Callitriche* spp.) and water mint (*Mentha aquatica*). Rushes (*Juncus* spp.) and sedges (*Carex* spp.) form tussocks throughout the area. Ground conditions are very unstable and the water is deep in many areas, making a full investigation of the area difficult for safety reasons.

#### ▪ Marsh (GM1)

This habitat supported a diversity of broadleaved herbs and sedge species including lesser spearwort (*Ranunculus flammula*), marsh-bedstraw (*Galium palustre*), marsh cinquefoil (*Potentilla palustre*), marsh ragwort (*Senecio aquaticus*), marsh thistle (*Cirsium palustre*), greater bird's-foot-trefoil (*Lotus uliginosus*), common sedge (*Carex nigra*), carnation sedge (*Carex panicea*) and rushes (*Juncus* spp). This habitat grades into the adjacent Wet grassland (GS4) and the boundary between the two is frequently difficult to distinguish based on species composition. However, the ground conditions beneath Marsh (PF1) are wetter and less stable, with a high organic matter content derived from decomposing plant material.



- **Wet willow-alder-ash woodland (WN6)**

Patches of wet woodland occur around the margins of the swamp and to the east. The woodland is dominated by willow (*Salix* spp). Alder (*Alnus glutinosa*) oak (*Quercus robur*) and ash (*Fraxinus excelsior*) occur occasionally.

- **Depositing lowland river (FW2)**

A small stream flows from the wetland complex area, through the conifer plantation and exits the site at the northwest boundary. It continues north for c. 4kms and flows into Lake Cullin pNHA. The origin of the stream at the northern edge of the Reed and large sedge (FS1) area is diffuse. This area was flooded at the time of field visit making it difficult to distinguish the boundary of the stream. The vegetation in the vicinity of the stream was similar to Marsh (GM1) habitat. Access to this area was poor and for reasons of safety this area was not fully investigated.

## 5.2 Habitats of moderate conservation value

- **Wet Grassland (GS4)**

Species-rich Wet grassland (GS4) occurs to the south of the swamp and to the east of the site. These areas are subject to periodic inundation and heavy waterlogging which encourages the occurrence of wet grassland species. The Wet grassland (GS4) south of the swamp is grazed to a short sward c. 5cms. The area to the east of the site was ungrazed at the time of the visit and was c.30cms.

Grasses and rushes are abundant and typically include sweet-vernal grass (*Anthoxanthum odoratum*), red fescue (*Festuca rubra*), creeping bent (*Agrostis stolonifera*), Yorkshire fog (*Holcus lanatus*), common rush (*Juncus effusus*) and *Juncus articulatus/acutifloris*. The broadleaved component of the sward is composed of greater bird's foot trefoils (*Lotus uliginosus*), march cinquefoil (*Potentilla palustris*), silverweed (*Potentilla anserina*), sorrel (*Rumex acetosa*), bush vetch (*Vicia sepium*), creeping buttercup (*Ranunculus repens*), meadow buttercup (*Ranunculus acris*), lesser spearwort (*Ranunculus flammula*), devil's-bit scabious (*Succisa pratensis*), cuckoo-flower (*Cardamine pratensis*), white clover (*Trifolium repens*), red clover (*Trifolium pratense*) and lesser plantain (*Plantago lanceolata*), all of which occur frequently.

- **Dry Calcareous and Neutral Grassland (GS1)**

This habitat is located to the east of the site, adjacent to the wet grassland area. Although the grassland is not particularly species-rich, it contains a greater number of species than the surrounding intensive agricultural grassland and some species such as Cow slip (*Primula veris*) occurs frequently, which is indicative of areas that have not been intensively improved for agriculture making this area of local interest.

The sward comprises meadow foxtail (*Alopecurus pratensis*), creeping bent (*Agrostis stolonifera*), Yorkshire fog (*Holcus lanatus*) and cock's-foot (*Dactylis glomerata*) which occur abundantly and lesser stitchwort (*Stellaria graminea*), bush vetch (*Vicia sepium*), mouse-ear chickweed (*Cerastium fontanum*), black knapweed (*Centaurea nigra*), dandelion (*Taraxacum officinale* agg.), creeping buttercup (*Ranunculus repens*), white clover (*Trifolium repens*) and ribwort plantain (*Plantago lanceolata*) all occur frequently.

- **Hedgerows (WL1)**

Individual hedgerows were not mapped for the purposes of this study. Hedgerow habitats are widespread within the area and define the boundary of most field parcels. The dominant species are hawthorn (*Crataegus monogyna*), blackthorn (*Prunus spinosa*), and elder (*Sambucus nigra*). Gorse (*Ulex europaeus*) occurs occasionally. Most are maintained as dense, stock-proof hedges that support semi-mature and mature tree standards of ash (*Fraxinus excelsior*) and sycamore (*Acer pseudoplatanus*) along their length and a number have drainage ditches at their base. These linear features support a high diversity of plant and animal species in the area and are of local biodiversity value.

### 5.3 Habitats of low conservation value

A number of other habitats of limited ecological importance or extent were recorded within the study area and are described below.

- **Improved agricultural grassland (GA1)**

The species composition of Improved Agricultural Grassland (GA1) is dominated by grass species including perennial ryegrass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), cock's-foot (*Dactylis glomerata*), meadow-grasses (*Poa* spp.), Meadow fox-tail (*Alopecurus pratensis*) and timothy (*Phleum pratensis*). Sedges (*Carex* spp.) and rushes (*Juncus* spp.) occur occasionally. Broadleaved herbs include creeping buttercups (*Ranunculus repens*), ribwort plantain (*Plantago lanceolata*), white clover (*Trifolium repens*), red clover (*Trifolium pratense*), daisy (*Bellis perennis*), willow-herb (*Epilobium* spp.), cuckoo-flower (*Cardamine pratensis*), germander speedwell (*Veronica chamaedrys*), sorrel (*Rumex acetosa*), and thistles (*Cirsium* spp.).

- **Amenity grassland (improved) (GA2)**

The Amenity grasslands comprise a low diversity of grass and herbs, which are similar to the composition of Improved agricultural grassland. The dominant species are creeping bent (*Agrostis stolonifera*), perennial rye-grass (*Lolium perenne*), meadow-grasses (*Poa* spp), Yorkshire fog (*Holcus lanatus*), white clover (*Trifolium repens*), red clover (*Trifolium pratense*), creeping buttercup (*Ranunculus repens*), daisy (*Bellis perennis*), dandelion (*Taraxacum officinale* agg.) and ribwort plantain (*Plantago lanceolata*). The sward is maintained at a low height by frequent mowing suitable for recreational and amenity purposed.

- **Mixed broadleaved/ conifer woodland (WD2)**

A small area of mature woodland is enclosed on private land to the south east of the site. Tree species include oak (*Quercus robur*), alder (*Alnus glutinosa*) and conifers.

- **Conifer plantation (WD4)**

An extensive area of commercial mixed conifer plantation is located to the west of the site. Broadleaved trees and shrubs occur around the margins including willow (*Salix* spp.), ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*) and gorse (*Ulex europaeus*). The ground flora is sparse and species-poor and comprises ivy (*Hedera helix*), bramble (*Rubus fruticosus*), mosses and ferns.

- **Tilled land (BC3)**

A small area of tilled land is found to the north of the site. The soil was bare with no evidence of any crop at the time of visit.

- **Spoil and bare ground (ED2)**

This area was disturbed and under development. Some ephemeral species were found throughout the area.

- **Recolonising bare ground (ED3)**

Common species typical of disturbed ground were found throughout this area including willow herb (*Epilobium* spp.), red clover (*Trifolium pratensis*), and ribwort plantain (*Plantago lanceolata*), dock (*Rumex obtusifolius*), spear thistle (*Cirsium vulgare*), dandelion (*Taraxacum officinale*) and ragwort (*Senecio jacobaea*).

- **Buildings and developments (BL3)**

A parcel of land is classified as Buildings and artificial surfaces (BL3) where building has already been initiated on a site. Patches of spoil and bare ground (ED2), Recolonising bare ground (ED3) and grassland types are sometimes incorporated into these areas. However, only the dominant habitat type or land use has been mapped in these areas.

## 6 OTHER PROTECTED SPECIES

### Mammals

A number of mammalian species, including bats, badgers and otter are protected under the Wildlife Act, 1976, and the Wildlife (Amendment) Act, 2000 and it is therefore an offence to wilfully interfere with or destroy the breeding or resting place of these species, though there are exemptions under the Wildlife Act for road and housing developments and other works. The otter is also listed under Annex II and IV of the E.U. Habitats Directive. All bat species are also protected under the E.U. Habitats Directive (Annex IV).

Bats are likely to roost and forage in the area especially at sites close to water. Favourite roosting areas include built structures such as bridges and buildings particularly those with concealed crevices and cavities. Mature trees also provide good roosting potential.

No signs of badger (*Meles meles*) were noted during the visit i.e. no setts, latrines, feeding or rooting signs were found. However, a number of mammal paths were observed and the species is likely to occur within the study area. The main areas for sett construction are patches of woodland and along hedgerows.

Ireland is the European stronghold for the otter. They are found along most rivers and streams and they are known to be present along the River Suir cSAC.

A number of other mammal species found throughout the Irish agricultural landscapes are also likely to occur within the area including house mouse (*Mus (musculus) domesticus*), brown rat (*Rattus norvegicus*), wood mouse (*Apodemus sylvaticus*), red fox (*Vulpes vulpes*), pygmy shrew (*Sorex minutus*), hedgehog (*Erinaceus europaeus*), rabbits (*Oryctolagus cuniculus*) and the Irish hare (*Lepus timidus hibernicus*).

### **Birds**

Most bird species are protected under the Wildlife Act, 1976, except those regarded as pest species, and those considered as game species (where they may be hunted under conditions). It is an offence to interfere with the breeding place of protected species, though there are exemptions for developments such as road construction and building works. For the generally common species, best practice provision is made to limit season of removal of vegetation and nesting habitat. Provisions of section 46 of the Wildlife (Amendment) Act, 2000 require that disturbance to vegetation is excluded during the period 1st March to 31st August (with exemptions as above).

A high diversity of bird species is associated with the wetland habitat types. Lough Cullin is located approximately c. 4km to the north of the study area and a number of species are associated with the Lough. It is known to support high populations of snipe (*Gallinago gallinago*) in winter and smaller numbers of curlew (*Numenius arquata*), lapwing (*Vanellus vanellus*) and mallard (*Anas platyrhynchos*). Sedge warbler (*Acrocephalus schoenobaenus*) and reed bunting (*Emberiza schoeniclus*) breed there in summer also (Goodwillie, 1995). The Lower River Suir, located to the south is known for its ornithological importance and supports a diversity of water fowl. The study is intermediate between these designated areas and it is likely to support small numbers of wetland bird species.

Several common bird species were observed on site. These included rooks (*Corvus frugilegus*), jackdaw (*Corvus monedula*), magpie (*Pica pica*), blackbird (*Turdus merula*), robin (*Erithacus rubecula*), wagtail (*Motacilla cinerea*), chaffinch (*Fringilla coelebs*), coal tit (*Parus ater*) and house sparrow (*Passer domesticus*).

### **Amphibians and Reptiles**

The common frog (*Rana temporaria*), the smooth newt (*Triturus vulgaris*) and the common lizard (*Lacerta vivipara*) are all protected species under the Wildlife Act (1976) and have a widespread distribution in Ireland. Pools, ponds, drainage ditches and wet grasslands provide good habitat for amphibians. The common lizard can be found in a wide range of habitat types. In general it favours open, sunny, undisturbed and well drained habitats (Irish Wildlife Trust, 2005).

## **7 FISHERIES AND WATER QUALITY**

The stream flowing through the site, empties into Lough Cullin. The Smartcastle Stream flows from Lough Cullin south to the River Suir. The EPA website on water quality in rivers ([www.epa.ie/rivermap/data/rivmaptop.html](http://www.epa.ie/rivermap/data/rivmaptop.html)) indicates that the Smartcastle Stream is unpolluted. The Southern Region Fisheries board noted that the stream is not noted for its fisheries potential.

## **8 OVERALL EVALUATION**

The wetland habitats and the adjacent wet grassland area provide a good habitat for a flora and fauna and form a wetland complex of high local biodiversity value. In recent decades, land reclamation and intensive agriculture has severely reduced the extent of wetland habitats and they are now limited within the wider Irish landscape. The area is quite small, which limits its importance and no rare or protected species were noted. No individual habitat described is designated under any national or international legislation and consequently its conservation status is limited to a local capacity. The surrounding land use is predominantly intensive agriculture which is associated with species-poor habitats. This area offers a significant local refuge for wetland plants and animals and should therefore be protected from the above impacts.

A number of grasslands of local ecological significance occur within the area. These are the Wet grassland (GS4) and the Dry calcareous and neutral grassland (GS1). These grasslands are frequent within the site. Species diversity is moderate to high and the species composition is typical of these habitat types. These grasslands appear to be currently less intensively managed than the surrounding Improved agricultural grassland but are likely to be vulnerable to change from land improvement and drainage. Unimproved and semi-improved grasslands are increasingly uncommon within the wider Irish landscape where Improved agricultural grassland is the common grassland type. Floral species diversity is typically higher in unimproved and semi-improved grasslands and the associated faunal diversity is also typically higher, especially for invertebrates, making them important for local biodiversity.

The extensive network of dense hedgerows is also considered to be of ecological importance because they serve a number of ecological functions. They provide habitat for broadleaved

trees and associated woodland flora, which may otherwise be limited within the area. They provide nesting sites for birds and roosting areas for bats. They may act as corridors along which animal species can move when foraging for food. Bats frequently use hedgerows and treelines for orientation and as commuting corridors when foraging.

## 9 POTENTIAL IMPACTS AND RECOMMENDATIONS

### 9.1 Potential Impacts

Impacts on ecology arising from the implementation of the local area plan can be broadly categorised into 3 headings:

(i) **Direct habitat loss:** the removal/destruction of habitats

(ii) **Indirect habitat changes.** This occurs when a habitat not directly affected through development is altered as a consequence of the development through effects such as disturbance, drainage or pollution. The quality or character of a habitat may change as a result of these activities. Example of potential impacts include disturbance from road improvement may cause animals in adjacent habitats to leave. Alteration of drainage can result in significant habitat changes to adjacent wetland habitats and streams. Construction can have potentially negative impacts through the discharge of contaminated water to adjacent surface waters. This can have knock-on effects on associated flora and fauna, such as the protected white-clawed crayfish. Discharges of cement or the washings of tools and equipment can result in dramatic increases in pH of receiving waters, with lethal effects on fish and fish life.

(iii) **Habitat fragmentation.** This involves the break up of a habitat by a development, resulting in one or more smaller habitat areas. A reduction in the size of a habitat may cause a decline in species numbers, where the habitat area becomes too small to support viable populations. Particularly susceptible are those species such as birds and mammals with large ranges, and also short-lived species such as migratory insects and annual plants which need to re-invade each year. Species that use linear features such as hedgerows for movement are also highly susceptible to the effects of habitat fragmentation. In this respect, bat species are vulnerable to removal of hedgerows.

These impacts are relevant to all habitats within the study area but should be regarded as significant in the areas of high conservation value.

## 9.2 Recommendations

There are no protected habitats within the study area. It is recommended that the potential impacts listed above be completely avoided in the area of wetland complex to the west of the site.

### Protected species

Mature trees, especially those showing crevices and hollows, should be checked by a bat specialist immediately prior to felling and should be felled during the spring months of March, April, May or autumn months of September, October or November. Large mature trees should be felled carefully, essentially by gradually dismantling the tree. Bats should be removed by a specialist under licence form NPWS. Branches should not be immediately mulched as bats may be in torpor in the branches.

Specialised bat surveys should be carried out on buildings and structures such as bridges with high bat potential which are to be greatly altered or demolished. Surveys may also be required in area where there is likely to be tree and hedgerow removal due to development. This will establish if bats utilise the site and the areas. Seasonal constraints apply and bat surveys are best conducted from late April to late September.

If works are carried out near a badger sett, professional advice should be sought on protecting the sett. If badger setts are found during the development of an area, a suitably qualified specialist should be employed to evacuate and destroy the sett under licence form NPWS. A badger survey should be carried out where areas of hedgerow and woodland patches are to be altered. Seasonal constraints apply and badger surveys should preferably be carried out between November and March.

Works carried out along watercourses should employ a suitably qualified specialist to assess the area for the presence of otters and the potential impacts on the species through any development.

Cutting of hedgerows and site clearance should take place outside the bird-nesting period which starts on March 1<sup>st</sup> and ends 31<sup>st</sup> of August.

Where amphibians or reptiles are found on site, it is standard good practice to ensure protection of breeding sites and to make provision for maintenance of the species if possible.

### General recommendations

Native trees should be used in planting schemes for new developments. Tree species planted should reflect the local native species composition. The use of herbicide should be

avoided within 1.5m of hedgerows. Native wildflower species mixtures should be used to create wildlife habitat areas where possible.

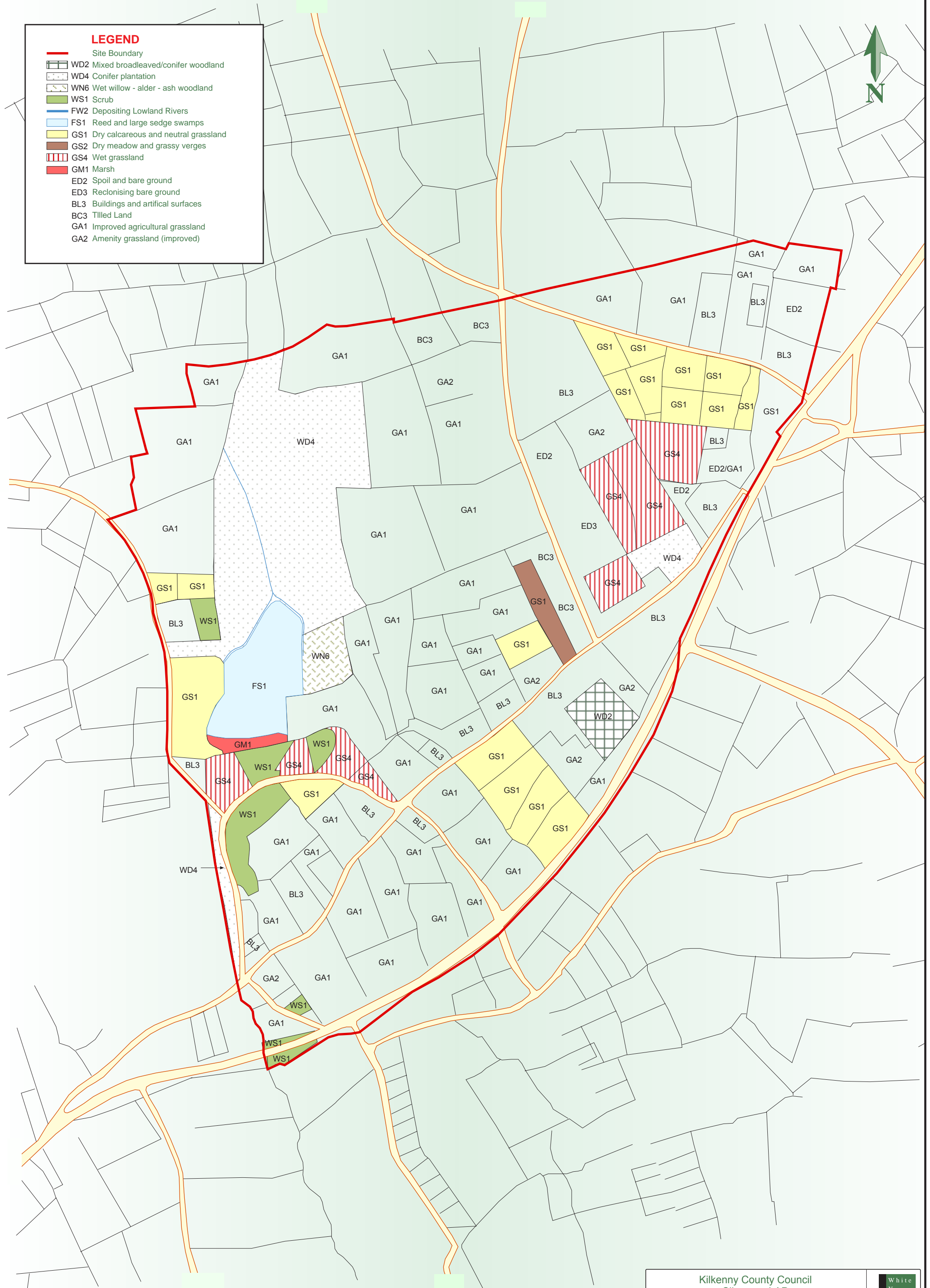
Networks of hedgerows and treelines should be maintained and incorporated into new developments where possible. Maintaining an unbroken linear corridor is importance for animal species movement in the landscape. Hedgerows should be trimmed so that they are wider at the base and narrower at the top and established hedges should be trimmed every second or third year.

Any development occurring in an area of species-rich grassland of moderate conservation value will result in the loss of that grassland through direct habitat loss. Development within these areas should attempt to incorporate the character of these grasslands into the landscape design. There is potential to re-establish some grassland surrounding the development through maintaining and reusing topsoil, which contains the seed-bank. Fertiliser and herbicide and the use of amenity grassland seed mixes should be completely avoided in these areas. If additional seed is required to improve the sward, a similar seed mixture should be used and sourced locally through local seed suppliers.



# LEGEND

- Site Boundary
- WD2 Mixed broadleaved/conifer woodland
- WD4 Conifer plantation
- WN6 Wet willow - alder - ash woodland
- WS1 Scrub
- FW2 Depositing Lowland Rivers
- FS1 Reed and large sedge swamps
- GS1 Dry calcareous and neutral grassland
- GS2 Dry meadow and grassy verges
- GS4 Wet grassland
- GM1 Marsh
- ED2 Spoil and bare ground
- ED3 Reclonising bare ground
- BL3 Buildings and artifical surfaces
- BC3 Tilled Land
- GA1 Improved agricultural grassland
- GA2 Amenity grassland (improved)



**NOTE:** Drawing is for diagrammatic purposes only. No measurements to be taken.

## 10 REFERENCES

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## APPENDIX 3 – LIST OF NATIVE TREES AND SHRUBS

Choosing the right species of tree and shrub is very important in urban areas where there are restrictions on space. Where possible, always use native species. Below is a list of the trees and shrubs native to Ireland, and advice on the locations to which they are suited.

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
<b>Alder</b>	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
<b>Alder buckthorn</b>	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
<b>Arbutus (strawberry tree)</b>	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
<b>Ash</b>	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
<b>Aspen</b>	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings or any services
<b>Bird cherry</b>	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
<b>Bramble</b>	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note: tends to be invasive
<b>Broom</b>	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
<b>Burnet rose</b>	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H
<b>Common (or European) gorse</b>	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
<b>Crab apple</b>	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
<b>Dog rose</b>	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
<b>Downy birch</b>	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
<b>Elder</b>	<i>Sambucus nigra</i>	6m	In hedge	No	No	V
<b>Guelder rose</b>	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
<b>Hawthorn</b>	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: key below
<b>Hazel</b>	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
<b>Holly</b>	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
<b>Honeysuckle</b>	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
<b>Ivy</b>	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C
<b>Juniper</b>	<i>Juniperus communis</i>	6m	Yes	No	No	S
<b>Pedunculate oak</b>	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
<b>Privet</b>	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
<b>Purging buckthorn</b>	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
<b>Rowan or mountain ash</b>	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
<b>Scots pine</b>	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
<b>Sessile oak</b>	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
<b>Silver birch</b>	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
<b>Sloe, blackthorn</b>	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
<b>Spindle</b>	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
<b>Western (or mountain) gorse</b>	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
<b>Whitebeam spp.</b>	<i>Sorbus aria/S. anglica/S. devoniensis /S. hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
<b>Wild cherry</b>	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
<b>Willow spp.</b>	<i>Salix spp.</i>	6m	Some	No	No	V suitable buildings or services
<b>Wych elm</b>	<i>Ulmus glabr</i>	30m	Yes		No	PS

<b>Yew</b>	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS
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- A – Grows in a wide variety of soils
- C – Climber
- H – Suitable for hedging
- I – Suitable as an individual tree
- D – Tolerates or prefers damp conditions
- P – Tolerates smoke or pollution
- S – Tolerates shade
- V – Invasive
- \* - Tolerates dry conditions

## **APPENDIX 4 - Urban Design Study for Slieverue**

**To be read in conjunction with the Slieverue Urban Design Map as attached.**

### **Character of the Landscape Setting**

Set within a broad valley associated with the River Suir estuary, the village is approximately 3 kilometres from the River Suir, which lies to the south and east. The settlement lies within an undulating landscape, with its northern area lying higher and being somewhat more elevated (similar to a plateau) and the topography gradually falling to the south of the settlement and continuing on to the River Suir. There is a recently filled area of marginal land (low classification wetland) north of Main Street and adjacent to the GAA pitch.

In general, the field hedgerows are not well defined, with gorse, bramble and ash appearing to predominate, and occasionally some finer examples of individual trees evident and worthy of incorporation into future development layouts. The western end of the northern lane (or Bothareen), near Kearney's Wall, is defined by some mature beech trees, which in particular should be retained.

### **Pattern and Shape of the Settlement**

The older part of the settlement has been established in a linear fashion between Hartley's Cross (to the southwest) and the Rathpatrick Cross Roads (in the northeast). This road contains most of the older dwellings and buildings associated with Slieverue village, including the Church, schools and the older residential dwellings. In the late 1970's/early 1980's the village was by-passed and this creates a strong eastern edge to the settlement as shown on the Urban Design Map. A number of smaller cul-de-sac housing estates are to be found in this area.

From the centre of the village (near the original school on Main Street) a road runs north towards the crossroads at Kearney's Wall. The northern lane (or Bothareen), that runs west from the Rathpatrick Crossroads also converges at this crossroads. The rough triangular area defined by these roads defines the modern settlement of Slieverue today. The development pattern on these roads is linear ribbon development along the road frontage, with little in-depth or backland development. The most intensive ribbon development occurs along the Main Street and on the road to Kearney's Wall.

### **Buildings and Spaces in the Village**

The early Ordnance Survey maps for Slieverue indicate a loose cluster of buildings along the Main Street of the village, namely St. Mary's Catholic Church, a dispensary, a

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constabulary barrack, a few short terraces and several and a few grander houses set back from the roads. A few of the short terraces remain and are set back a short distance from the road edge. In almost all cases the space to the front of these terraces has been paved to enable car parking in front of commercial premises. This 'in-between' space, so called because it is neither fully private nor fully public in character (but rather is 'in-between') is relatively well maintained, with one exception – the area opposite the Church and in front of 'The Orchard'.

There is no formal civic space within the village, such as a market square. However, in general the Main Street in Slieverue is quite broad, and over the past century most of the building fabric has been set-back further from the road edge and its traditional terraces. Most of this development has been residential, in the form of bungalows. The result is a loose building pattern that is less compact and coherent than the traditional Irish village. Indeed the character of the village is more suburban than may be expected, and this is especially true of the road that runs north from Main Street to the GAA sports ground.

There are few buildings of notable character, with perhaps the exception of St. Mary's Church – built in 1800, it is cruciform in layout and over the east gable is a belfry, while two of the other gables are surmounted by stone crosses. Inside the church there are three galleries, each of which is curved, an unusual feature<sup>5</sup>. The Church is positioned well back from the road, perhaps reducing its prominence as a feature in the streetscape.

The only other building of notable character is the house known as 'Valetta' – situated opposite the Church (apparently built by a Maltese man that gave it its name). Again, it is not prominent in the streetscape due to its set back from the street and it is partially obscured by 'The Orchard' development. 'Valetta' was the parochial residence up to recent times, although the early Ordnance Survey Maps for the area indicate that in the past a the Parochial House was situated across a small field to the north of the Church (with an access strip still evident on the current OS map).

Within the village, there is at least one example of an attractive stone outbuilding which adds character to the area. Most of the other structures in the village are cement rendered or of more recent construction and have few special or distinguishing features.

### **The Nature of Open Spaces**

The only formal area of public open space in the village is the GAA grounds, providing for active recreational amenity. Two small areas of passive open space are provided - one at the entrance to the Ashgrove housing estate - and another at the entrance to Briarwood. The former is defined by a continuous row of poplar trees and is reasonably

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<sup>5</sup> Dowling, Dan, as cited in 'Slabh Rua – A History of its People and Places', by Jim Walsh, Leinster Leader Ltd., Naas, Co. Kildare, 2001.

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well maintained, though it lacks facilities, such as seating, etc.. The open space at Briarwood is not landscaped and is in could do with improvement.

At the northern end of the settlement, near the entrance to the N25 by-pass, there is a landscaped verge, which is well maintained.

The location of the village in a rural area, where the average house plot is quite large and the population is relatively small, means that there is no over-riding need to provide a formal civic open space or park in the village, apart from providing for the active recreational needs of the local community.

### **Roads and Traffic**

The N25 by-passes Slieverue and as such, the village is a relatively quiet rural settlement with light traffic volumes. There is no off-street car park in the village. Public car parking is provided by means of on-street car parking, which appears to be adequate given the low intensity of commercial activity.

The roads are in good condition and have good surfaces. However, in a number of places the road edges could be improved or re-surfaced, particularly where they are not part of the main carriageway, such as:

- Near Hartley's Cross on both sides of the road leading into the village
- At the entrance into Ashgrove Estate
- At the 'in-between' space in front of some buildings in the centre of the village, i.e., the Orchard.

The only road in poor condition is that which runs southeast from Hartley's Cross and leads to the N25 under-pass.

The provision of footpaths in the village is variable and there are sections of the street where no footpaths exist, notably:

- Between the School and the junction with the N25
- On the east side of the street south of Valetta House and Ashgrove Estate
- On the west side of the road leading towards the GAA grounds

However, in most cases, the lack of footpaths reflects a lack of development on that side of the street (typically required as a condition of planning permission), and it would appear that adequate provision is made, with a footpath being provided on at least one side.

### **Other Design Considerations**

Street Furniture in the village is limited and almost non-existent. There is a telephone kiosk near the junction to the GAA grounds; there is also a very attractive traditional water pump and drinking trough in the vicinity (on the opposite side of the street); there

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is also one large planter positioned at the entrance to an older residential estate on the east side of Main Street.

Given the few commercial premises in the village, commercial signage is barely evident and is generally in keeping with the character of the village. A large commercial billboard is noted outside the village on the N25, and while it may detract somewhat from the rural character of the area, it is a one-off feature and as such has minimal impact.

There are some neat and attractive nameplates on the edges of the village, such as the red sign indicating ‘Hartley’s Cross’. Landscaped road verges are also evident at the corners of the junction of Hartley’s Cross.

There are no street trees in the village, however there are a number of older trees around some of the older houses and farmsteads, which add character to the area and are worthy of protection. Though natural stone walls bounding properties are not common, there is at least one example where it is evident and adds character to the area.

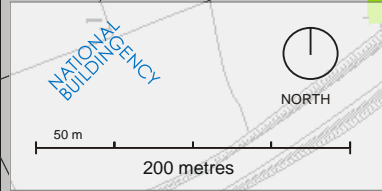
### **Design Principles Based on Distinctive Local Character**

- Maintain, and where necessary, reinstate the stone walls on roads leading out of the village, as far as is practical.
  - Consider the retention and refurbishment of the few attractive stone constructed out-buildings, in preference to demolition and rebuild.
  - Maintain the scale, composition and character of the streetscapes in the immediate vicinity of the village centre, close to the existing traditional building forms.
  - Ensure the continuation of existing building lines – particularly adjoining traditional two storey terrace developments in the village centre.
  - Encourage all focal sites and focal buildings to adopt good quality architectural designs. These sites are identified on the Urban Design Map.
  - Upgrade and resurface, as resources permit, those portions of existing roads that have been identified as being in need of improvement, notably in the vicinity of Hartley’s Cross.
  - Protect and maintain the old water pump and drinking trough on Main Street as attractive features of the streetscape.
  - Encourage the comprehensive development of backlands (sites to the rear of plots) and ensure that developers have regard to the possible need to provide access to these areas in any future development scheme. It is advisable to consider the possible future provision of through-access connecting the northern lane (or Bothareen) with the road from Kearney’s Wall to the village centre, in any development proposal for the area. It is also advisable to avoid a proliferation of ribbon development on the road frontages which would restrict future access to
-

these lands in the future – a number of options are suggested on the Urban Design Map.

- Have regard to the unique characteristics of Slieverue as shown on the Urban Design Map and outlined above.

Urban Design Map  
Slieverue



Based on Ordnance Survey of Ireland Map, Licence No. Kilkenny /CCMA / 03 / 07



# Slieverue Urban Design Study

## Photographs to Accompany Text

### Landscape Context

**Photo 1:** Country lane that bounds the study area to the north—from the crossroads at Kearney's Wall to Rathpatrick Crossroads.



**Photo 2:** Poorly drained wetland areas—off the Road from the village centre towards Kearney's Wall—that have recently been filled.



### Pattern and Form of Development

**Photo 3 (right):** View of centre of Slieverue—focused near the Church, National School, public house and shop.



**Photos 4 (bottom right):** View along the road from the village centre towards Kearney's Wall—modern ribbon development pattern—a common development pattern in Slieverue.



**Photo 5 (bottom left):** View along the N25 (New Ross to Waterford Road) - this strategic road has provided a natural edge or barrier on the east side of the village.





## Buildings and Spaces

**Photo 6:** (top right): In the centre of the village, the older buildings tend to have been constructed close to the road edge, as in this example beside the Church. The area in front of the building has been paved to facilitate on-street car parking.



**Photo 7** (right): One of the most significant public buildings in the village, architecturally notable and significantly set back from the road is the Catholic Church.



See **photo 4** (previous page) for example of modern building form displayed in bungalow development and large front gardens.

## The Nature of Open Spaces

**Photo 8** (right—third from top): One of the few areas of passive open space provided in Slieverue and associated with modern housing development—the space is underprovided in terms of landscaping. Also, the relationship between the development and the open space could have been better laid out.

**Photo 9** (below): Well landscaped verges associated with entrance from the N25.



## Roads and Footpaths

**Photo 10** (far right): While in general the roads in the study area are in excellent condition (see photos 5 & 6), in places the edges of roads are less than satisfactory, as in this example near the Orchard.

## Other Design Considerations

**Photo 11** (near right): Traditional water pump and drinking trough—one of the few traditional streetscape elements.



# Appendix A

## Urban Design Guidelines on Future Development

### 1. Introduction

These guidelines are aimed at enhancing the traditional character of the village streetscape. They are aimed at giving landowners, developers and their architects a clear view as to how the design of a new infill development should be considered. It will also be used by the Planning Authority when judging subsequent planning applications.

The Planning Authority also acknowledges that many planning applications are not submitted by individuals with professional qualifications in architecture and/or design. These guidelines will therefore also assist applicants, including their designers, in drawing attention to some of the more important issues of design and layout.

### 2. The Importance of Good Design

Good design can enhance the attractiveness and quality of a place, making it a place that people like to visit, work and live in. It therefore has many benefits for the entire community.

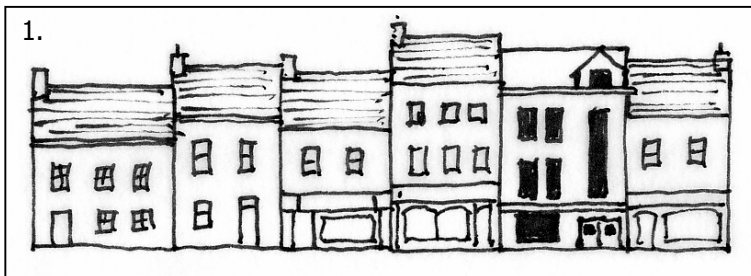
When designing for a new infill building, consideration should always be given to the existing building fabric, for it is the existing pattern and appearance of these buildings, related to the unique history and morphology of a place, that makes one village or town different from the next. The building fabric therefore is a reflection of the character of a place and if we permit this character to be eroded, either through dereliction, decay and/or demolition and replacement with insensitive new build, then we erode the uniqueness of the place.

Therefore, where possible, consideration should always be given to building conservation. Where conservation is not possible, as in cases where there is already a gap in the streetscape, or where a conservation architect or other specialist in the area considers a building as structurally unsound or prohibitively expensive to merit conservation, then consideration will need to be given to designing a new building.

### 3. Basic Considerations in Designing New Infill Development

The insertion of a new building into an older area, requires a very careful and sensitive approach. However, good a new building is, there must be proper attention given to its effect on its surroundings, in particular, the manner in which it relates to its adjacent buildings in the streetscape. In this regard, it is important that the building is 'contextually compatible' - this requires an examination of the context in terms of historical plot width, building height, established building lines, fenestration pattern, roof profile, materials, local features or other distinctive elements.

In order for a building to be contextually compatible, however, it does not mean that it has to follow each of these characteristics in a slavish manner, this would only result in pastiche - a mimic of the past. Rather the architect or designer should view these elements of context and select components in the design of the new infill development. For example, the new building might adhere to the established building height, building line and plot width, but might introduce some new materials or fenestration pattern, which nonetheless respect context (see Sketch 1).



#### **Designing a Building with Context in Mind—Elements to be considered:**

Plot Width

Building Height

Building Lines

Fenestration Pattern

Roof Type and Roof Pitch

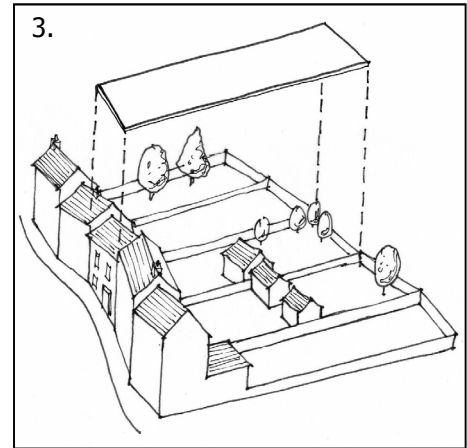
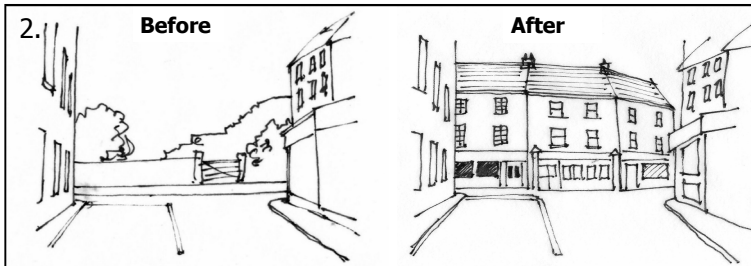
Materials

Scale, Mass and Bulk of Building.

### Respecting Plot Widths

Traditionally, plots in towns and villages are relatively long and narrow, reflecting Medieval burgage plots. This is reflected in the facades of buildings and their narrow widths along the street front (See Sketches 1, 2 & 3).

New infill development that extends over more than one historic plot, should address the plot through design, with variations in façade composition that echo the historical plot pattern (Sketch 2).

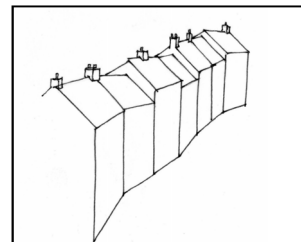


### Building Lines and Building Heights

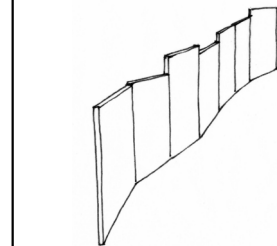
**Sketches 4 & 5 (Right):** Note how the building lines meander and deflect. Note also how building heights tend to vary with a limited range. These are important principles of the Irish streetscape as reflected in Kilkenny's villages.

**Plot Amalgamation - Sketch 6:** While the scale of the building is generally consistent with what was there before, plot amalgamation, demolition and new build, have erased the traditional character and resulted in an unsatisfactory composition in the streetscape.

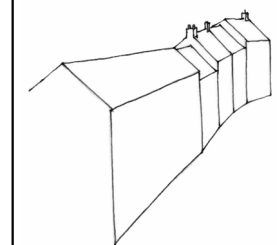
4.



5.



6.





7.



## Building Lines and Building Heights

**Sketch 7:** In some sections of the street, the building line and building heights will be consistent and almost perfectly straight.

In such cases, new infill development will be expected to conform with the established building line.

8.



**Sketch 8:** Typically, the building line will be almost continuous, but will also be continuously deflecting, with subtle twists and turns. New infill development should respect this pattern and acknowledge it in its design. Where a new infill opportunity spans across two traditional plots (as a result of plot amalgamation), the new design should consider re-introducing a deflection.

Many examples exist in Kilkenny's towns and villages where an individual building façade introduces a deflection in its building line - typically on bends within the street. Note also how building heights are not perfectly straight but continually step up and down within a limited range, a feature which should be acknowledged in new infill schemes.

9.



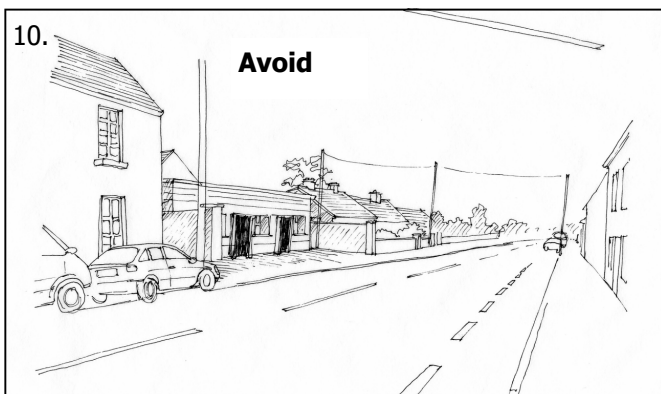
## Sketch 9:

The number of storeys is not a good judge of building height. Note in this example, all of the buildings are two storeys high, yet considerable variation in height occurs.

Though the scale and mass of the larger building on the left may appear out of character, it maintains traditional building line and façade composition, namely the vertical emphasis of the window, and therefore sits comfortably in the streetscape.

10.

**Avoid**

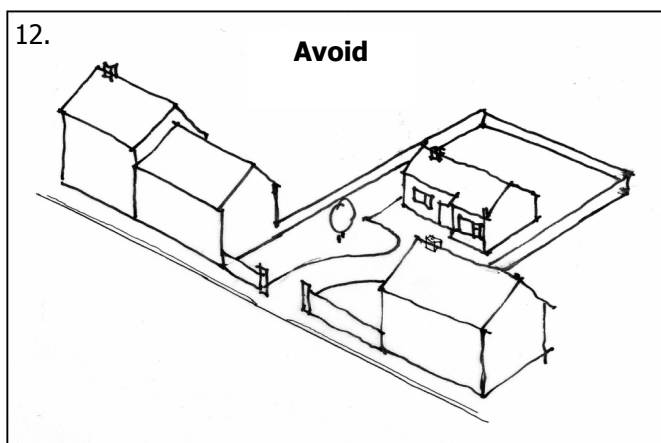


**Sketch 10:** New infill development should avoid disrupting established building lines, as in this example, as it reduces the sense of enclosure and composition of the streetscape.

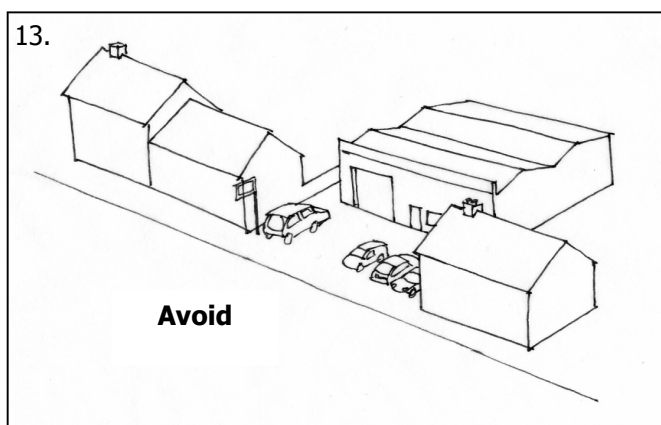


## Building Lines and Building Set-Backs

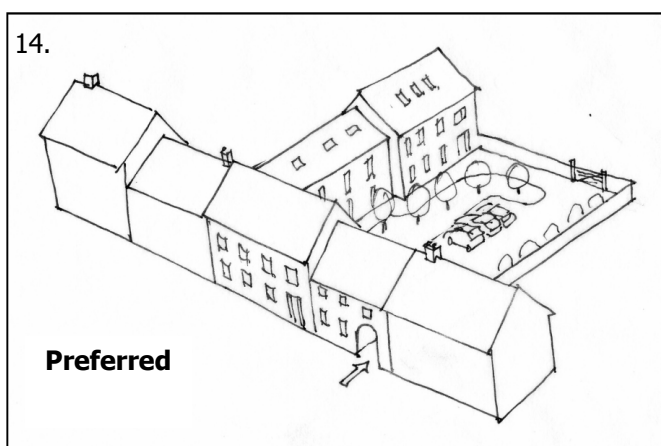
**Sketch 11:** Traditionally a set-back in building lines was only reserved for important civic buildings, such as Churches, public libraries and other institutional buildings, and occasionally important town houses.



**Sketch 12** - Avoid this condition - suburban style development in the town or village centre with a disruption of traditional building line.

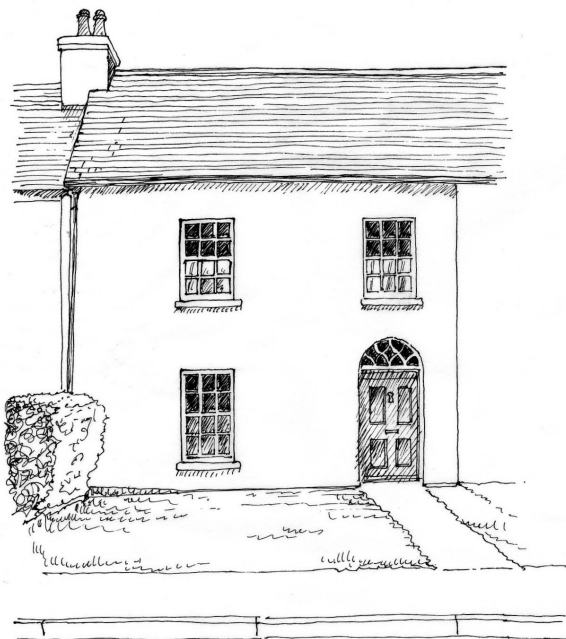


**Sketch 13:** Avoid this Condition - disruption of building line associated with large commercial development.



**Sketch 14:** Preferred option for infill development - building line re-established and backlands opened up for more comprehensive development, such as residential townhouses, apartments and/or offices.

15.



## Façade Design

### Sketch 15:

The presence of an older building in the streetscape gives a number of cues to the conservation and refurbishment of an existing building:

Retention of features such as chimneys

Retention of original slate roof in preference to tiles or other manufactured materials.

Retention/re-use of original cast iron gutters and downpipes in preference to aluminium replacements.

Retention or replacement of original timber sash windows over uPVC windows and doors.

Retention of modest design elements, such as this distinctively designed fanlight.

Retention of lime-based rendered finish in preference to exposure of poor masonry.

Note also the use of local natural materials such as granite window sills or limestone kerbing.

**If possible repair rather than replace.**

16.



**AVOID THIS CONDITION**

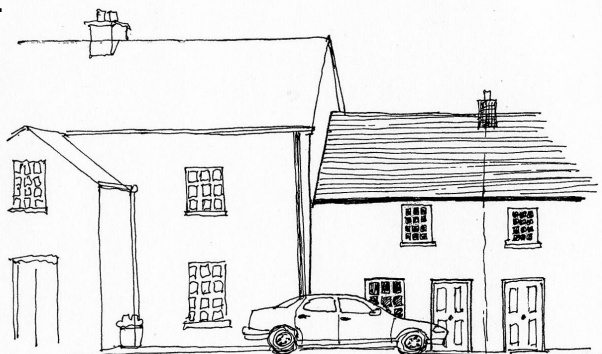
## Fenestration Patterns

### Sketch 16:

In the above example (Sketch 15) windows maintain the traditional vertical emphasis.

In this example, the traditional window pattern on the first floor level has been maintained, however, the ground floor windows have been inappropriately altered, with a more horizontal emphasis. The traditional pattern and symmetry of the façade's composition is lost. This condition should be avoided in the design of new infill development.

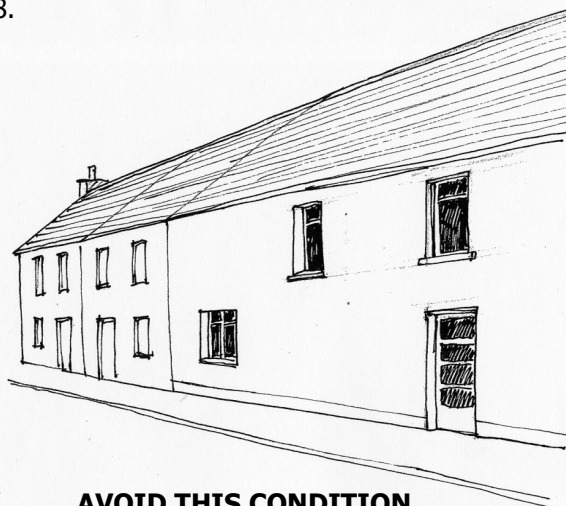
17.



### Sketch 17:

Note that while fenestration patterns are generally balanced and symmetrical this is not always the case, as in the indicated in the building on the right.

18.



**AVOID THIS CONDITION**

## Solid to Void Ratio.

### Sketch 18:

The solid to void ratio refers to the relationship between the solids (i.e., the proportion of a building's façade that comprises a blank or solid wall) to the void (the window and door openings). A balance should be achieved between the two.

19.



**AVOID THIS CONDITION**

## Roof Pitch

### Sketch 19:

In a typical terrace, the angle of the roof pitch is generally consistent, even though building heights may vary.

New infill developments (or refurbishments that include new habitable roof space) should ensure that the pitch or angle of the roof is consistent with neighbouring properties.

20.



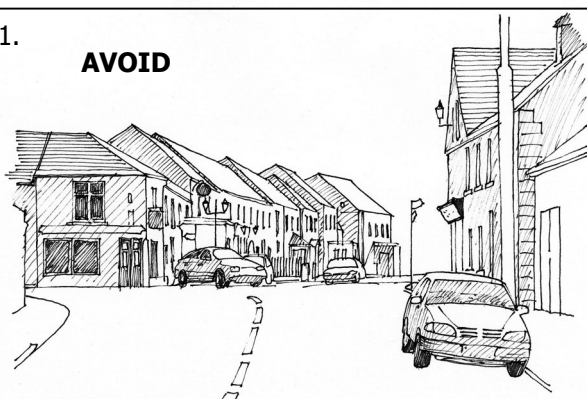
## The importance of historical features—the example of Chimneys

### Sketch 20:

The existence of chimneys in a streetscape create a subtle, yet important, architectural rhythm, through vertical emphasis.

21.

**AVOID**



### Sketch 21:

In many towns, one by one, individual buildings along a streetscape are being replaced or refurbished. Though frequently these may retain the original shape and form of the building, more often than not, the new or refurbished building omits the provision of chimneys, thus slowly transforming and 'dulling' the rhythm of the streetscape and its traditional character.

22.



## Focal Sites

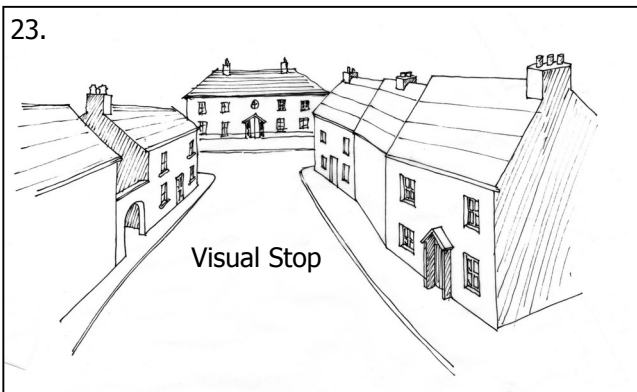
### Sketch 22:

Focal sites are important townscape sites that are emphasised by the alignment of streets, which either deliberately or inadvertently are focused upon them.

Such sites are frequently the subject of important public buildings, such as churches, courthouses, market houses and/or municipal buildings.

Because of their typically greater prominence in the streetscape, they merit a greater architectural design treatment.

23.



### Sketch 23:

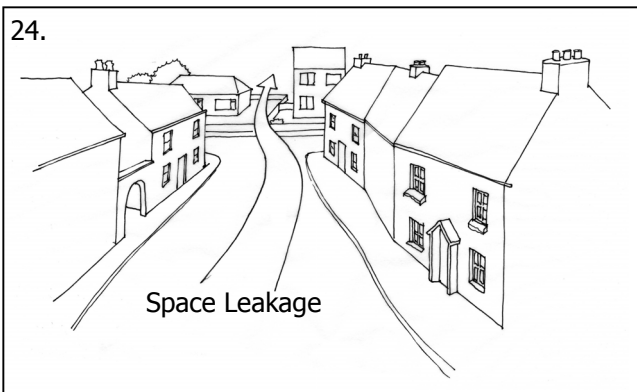
In this example, a well designed townhouse frames the view at the end of the street. A building such as this acts as an important 'visual stop'.

### Sketch 24:

In this example, a weak urban form is provided at the end of the street. The space leaks and townscape falls apart.

The Planning Authority will encourage quality architectural designs for all focal sites identified in the plan.

24.



25.

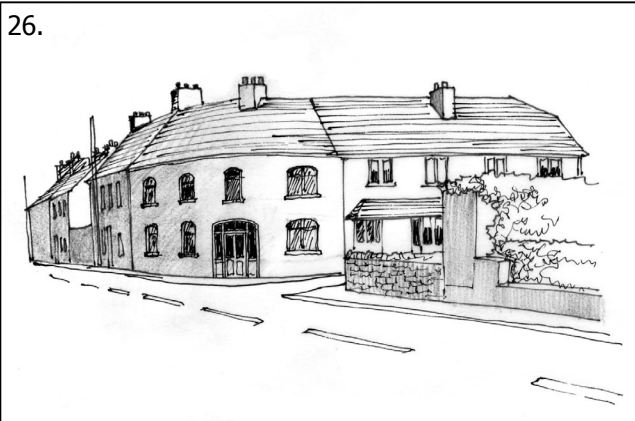


## The Treatment of Corners.

### Sketches 25 & 26:

Corner sites generally tend to hold more prominent positions in the Irish streetscape and therefore they require a more sensitive design approach. Blank gable walls or walls with few window openings fronting onto streets should generally be avoided where possible.

26.



A prerequisite for the design of any corner building is that they should be orientated to overlook both streets that they are positioned on, as this not only increases natural surveillance of the street, but also enhances the image of the building as viewed from the public realm - the street.

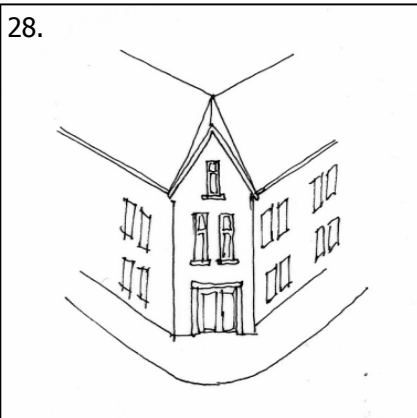
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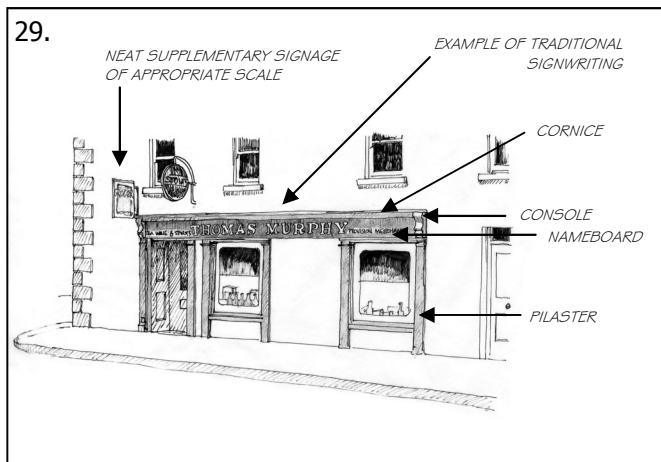
### Sketches 27 & 28:

Frequently, given their prominence in the street-scape, corner sites may deserve a slightly more elaborate design treatment. This can be achieved by simply stepping up the height on corner sites, or introducing simple design features such as splayed corners (emphasizing entrances - see Sketch 28), curved facades, or appropriately designed turrets.

28.



29.



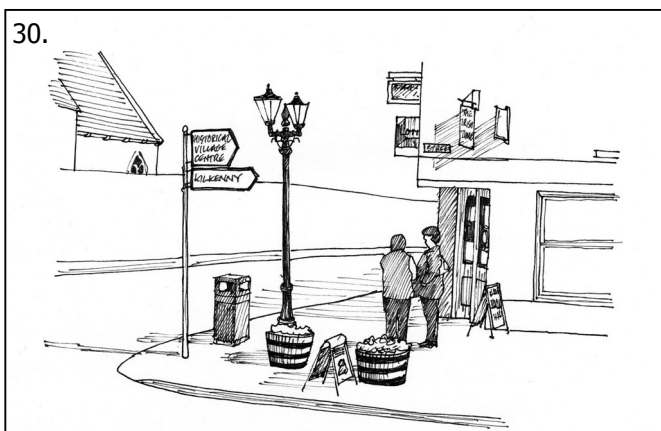
## Shopfronts, Signage and Street Furniture

### Sketch 29:

The traditional shopfront is a distinctive element of the Irish Streetscape, though unfortunately in County Kilkenny, many villages no longer retain this feature. Where feasible, traditional shopfronts and nameplates should be retained.

In designing a new shopfront, many lessons can be learned from the traditional shopfront—not just in composition - but perhaps more importantly in relation to overall scale. In the example shown, the nameboard is of appropriate scale in relation to the façade. The depth of the nameboard, including associate elements, such as cornice, are not excessively large—which is a frequent problem with new or replacement shopfronts.

30.

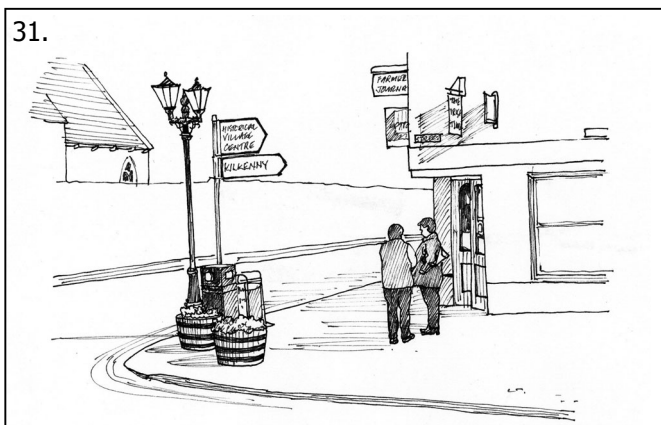


### Sketch 30:

Street furniture typically refers to elements of the streetscape that are provided in the public domain, such as planters, street benches, old water pumps, public signage and street lighting.

Where street furniture and sandwich board signs are randomly located in can add to visual clutter in the streetscape, as in the example shown.

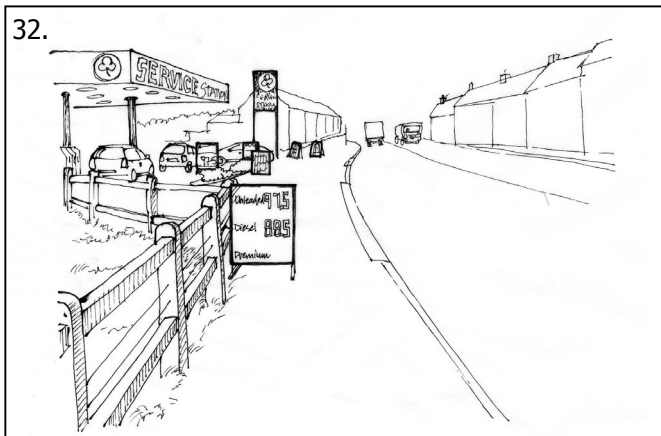
31.



### Sketch 31:

Street furniture and signage is best clustered at strategic locations to reduce visual clutter and provide a sense of order in the streetscape.

32.



### Sketch 32:

The proliferation of commercial signage can amount to visual intrusion in the streetscape. In this example, derived from an example in County Kilkenny, there are six 'sandwich board' type signs, in addition to one large free standing sign and the commercial nameplate over Service Station canopy. The presence of signage in the public domain—footpaths and roads—will be strictly controlled.

## Glossary of Terms

The following terms are used in the urban design study. The terms can be interpreted in different ways in different context. They are defined here in the context of the Urban Design Study to assist the reader in understanding the full or intended meaning of the authors.

**Active Open Space:** Open space used for active recreation, such as ball games and sports (see also Passive Open Space).

**Amenity:** The attributes of an area that provides inhabitants and/or visitors with a sense of well-being.

**Backlands:** The area to the rear of existing structures fronting a street or roadway. Backlands can refer to the rear of plots or fields to the rear of street buildings.

**Boundary Treatment:** The type of material used in forming a boundary, for example a brick wall, a wooden fence or a natural hedgerow.

**Building Fabric:** The distinctive integration of buildings within an area.

**Building Form:** The overall shape of a building as expressed in its scale, height and massing.

**Building Line:** A notional line marking the minimum limit in distance of buildings from a street, or defining the limit of frontages. It generally is used to describe the continuity of distance from which a building is set-back from the street.

**Building Pattern:** The pattern of buildings along a street.

**Character Areas:** Areas which exhibit distinctive physical features which emphasise its historical and cultural associations.

**Enclosure:** The use of buildings and other physical features, such as walls and trees, to create a sense of defined space.

**Focal Building:** A building strategically positioned at a point in the street which naturally draws a view.

**Focal Site:** A site strategically positioned at a point in the street which naturally draws a view.

**Focal View:** A clear, unobstructed view along a street, leading the eye to a certain feature or building.

**Glimpse View:** A brief view upon passing, leading the eye to a certain feature or building.

**In-Between Space:** An area of space between a building's façade or its front boundary and the public street/carriageway, whose ownership or responsibility, either privately or publicly, may not readily be evident.

**Infill Development:** Development taking place on a vacant or undeveloped site between existing developments.

**Landmark Building:** A building or structure that stands out from its surroundings by virtue of height, size or some other aspect of design.



**Linear Park:** A park which is linear in form, located alongside a roadside, railway line, waterway or coastal area, which is used for or functions as an area of amenity.

**Passive Open Space:** Open space used for more leisurely recreation such as strolling, sitting and visual amenity.

**Rhythm of the Streetscape:** The pattern of buildings along a street as revealed in plot width, façade design and building heights, often including fenestration patterns and other features such as chimneys.

**Ribbon Development:** Development which takes place in a linear fashion along roadways.

**Spatial Containment:** Where a space is defined or framed by its surrounding buildings or other physical structures, such as trees.

**Street Furniture:** Structures in and adjacent to the roadway which contribute to the street scene, such as bus shelters, litter bins, seating, lighting, railings and signs

**Streetscape:** The appearance of a street. It generally refers to a series of buildings along a street, of various styles and periods and including building materials and textures. It can include the signage, graphics, colours, lights, street furniture and the landscaping of a street.

**Topography:** A description of artificial or natural features on or of the ground.

**Urban Design:** The concept of determining the shape, form and design of our built environment. It is that part of the planning process that deals with the physical quality of the environment and the art of making places.

**Urban Edge:** The edge of a built up area where urban and rural environments interface. The term is used to describe the physical and/or visual boundary to an area e.g., railway, woods, waterways.

**Urban Grain:** Refers to the traditional rhythm or pattern of buildings along a street as revealed in plot widths and building heights.

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