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 Urlingford 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. Urlingford 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 Urlingford 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

Urlingford is located in the north western corner of County Kilkenny, close to the border with County Tipperary. Urlingford is built on a flat site – a cut-over bog. The lands immediately to the west of the town and sectors to the north-east and north are poorly drained and marshy. The remaining areas comprise light, free-draining, gravel soils. While the immediate surrounding landscape is essentially flat, it rises gradually from the town to the west, up Fennor Hill, for about 2 kilometres. This gives a fine approach to the town along a straight road. In the opposite direction, approximately 6 kilometres distant northeast, the rise in the landscape is more pronounced – in the vicinity of Spahill – with the summit rising to approximately 350 metres.

The River Goul, a minor tributary of the River Nore, has its source in the Slieveardagh Hills, approximately 6 kilometres south of Urlingford. It enters the town from the south, passes under Main street and then turns east to skirt the northern fringe of the town, passing under the bridge at the Castle.

Urlingford is situated on the N8, the National Primary Route linking Dublin to Cork. Urlingford is approximately 18 miles from Kilkenny City and 11 miles from Thurles.

1.4   Historical Development

Urlingford as a named place dates back at least one thousand years. There are three theories regarding the origin of this name. According to O'Curry, the name derives from the Gaelic 'Ath na hUrlaidhe' meaning the Ford of the Sledgings, it being the place where a battle was fought in the 10th Century in which "the Irish and the Danes did sledge each other's heads". The ford referred to is where the bridge now spans the River Goul near Castle, circa 450m north of the present day Main Street. The second theory is from Carrigan, who, in his "History and Antiquities of the Diocese of Ossory" claims that the name comes from "Ath na hUrlainn", meaning the ford of the lawns – the lawns being those that would have originally fronted the castle. Yet other sources say that the name derives from the Gaelic for the "Ford of the Stones".

The old parish church is sited on the north bank of the River Goul, and has a graveyard attached. This church dates from pre-Reformation times.   Castle is sited on the south bank of the River Goul, and is a Norman tower house of four storeys.

The town itself only dates from about 1755, when it became established because of its strategic position along the main Dublin-Cork road, and the construction of a number of important coach-houses. During the 19th Century, thriving local industries – including wool manufacturing and a distillery, contributed to the prosperity in the town. There was also a malt house in operation. The majority of the town's buildings therefore, were built in the latter part of the 18th and early part of the 19th centuries – roughly corresponding to the Georgian period. St. Mary's Roman Catholic Church was built in 1838, and the Courthouse dates from about 1840. The Union Workhouse and the Fever Hospital were also built in the 19th century.

1.5 Urban Structure

The essentially flat landscape has facilitated the town's development around one straight, primary axis – Main Street. The centre of the town is at the junction of Mill Street and New Line.   In addition to these secondary streets, there is some ribbon development and small housing developments along the approach of the R689 (Togher Road) and some older single storey development on Lumper Lane.

Despite the development of housing at St. Mary's Avenue in the mid part of the last century, and some later housing developments from the 1970's to the present day in the vicinity of St. Joseph's Terrace and Assumption Place, the town's essential character is that of a linear town, focused on its Main street. Despite side streets such as New Line Road and Lumper Lane, relatively little backland development has taken place and where it has taken place it is focused around cul de sacs.

1.6 Population

Urlingford had a population of 739 recorded at the 2002 Census. The recent trends in population are shown in Table 1 below and illustrated in Figure 1.

Table 1: Population in Urlingford between 1961 and 2002

Year	Population
1956	584
1966	638
1979	666
1981	669
1986	676
1991	689
1996	689
2002	739

Figure 1: Population in Urlingford between 1956 and 2002
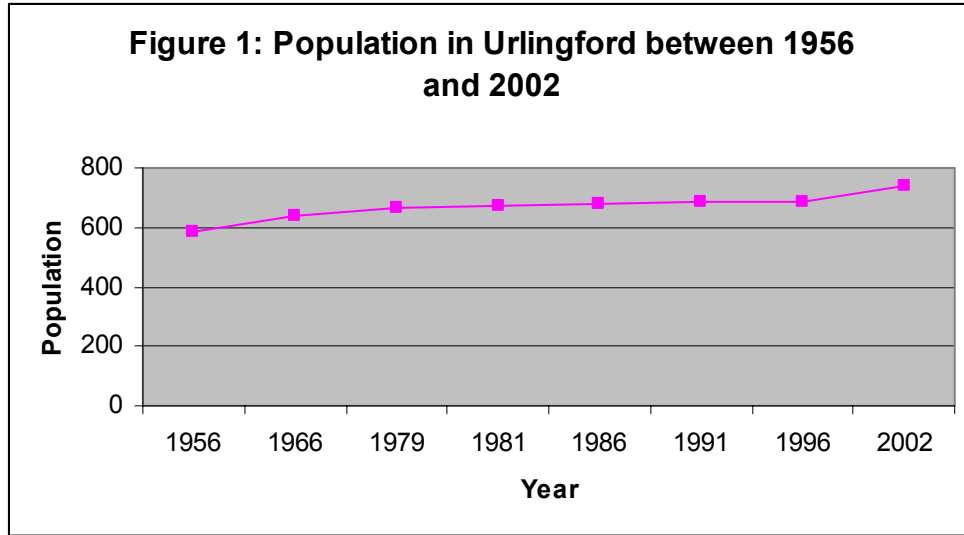
From the graph, it can be seen that the population has been increasing steadily to its present level of 739. Between 1996 and 2002 the population in Urlingford increased by 7.3%, which was slightly higher than the percentage increase for the county as a whole, over the same period, of 6.7%.

1.7 Planning History

An examination of recent planning history in the town gives some indication of the development trend. Recent grants of permission include residential developments of 64 dwellings, 58 dwellings and 30 dwellings.

1.8 Designations

1.8.1 Record of Protected Structures

Urlingford has four protected structure recorded in the County Development Plan, 2002, Record of Protected Structures. As part of this plan an architectural assessment of the existing buildings in the town has been carried out, and the Record will be amended in accordance with this assessment under a separate statutory process. The existing Record of Protected Structures is shown in Appendix 1.

1.8.2 Archaeology

The Records of Monuments and Places (RPM) of County Kilkenny identifies archaeological sites throughout the county. These recorded monuments are protected under the National Monuments (Amendment) Act 1994. The maps (i.e. the sites and Monuments record for County Kilkenny) showing the archaeological sites throughout County Kilkenny are subject to updating. The RMP is not an exhaustive list of all archaeology in existence. The RMP for County Kilkenny is available for inspection at the Planning Department in County Hall.

Several sites within Urlingford are identified within the Record of Monuments and Places for County Kilkenny. These are all located in the vicinity of the Castle and graveyard (KK012-001) and are plotted on the Record Maps. (see Map 3)

1.9   Town Renewal Scheme

Urlingford is a designated town under the Town Renewal Scheme 2000. This is a scheme designed to encourage investment in the smaller towns throughout the country. As a designated town, areas in the town are eligible for tax relief on residential accommodation and for commercial property. This Scheme has been extended to December 31st 2006.

1.10 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[1].

The Strategy also makes reference to the network of villages that has developed throughout the south east region, with the support of a traditionally prosperous agricultural base. In the context of falling farm-based employment the Strategy states that there is a need to address the development of these villages, and to enhance the attractiveness of them as residential areas and locations for other functions, such as tourism, drawn to the region by the Waterford gateway and the extensive network of larger urban centres throughout the region. Such initiatives could include local infrastructure servicing programmes either by local authorities or in partnership with the private sector, the acquisition of key sites that unlock potential for back-land development and complementary policies to encourage people to live in villages by making them more pleasant places to live.

1.11 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.

The local development association, known as 'Urlingford on the Move', had conducted extensive surveys and research in the local community. This information was passed on to the Planning Department, and was subsequently collated and analysed. Officials of the Planning Department met with the 'Urlingford on the Move' group to carry out more detailed consultation. Much useful, detailed information was provided, which was used to compile a profile of the area, and the views and recommendations which emerged from

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[1] Gateway – a nationally significant centre, whose location and scale supports the achievement of the type of critical mass necessary to sustain strong levels of job growth

Hub – a town that links the capability of the gateways to other areas

the research and from the meeting were recorded. These points have been considered in full, and have contributed to the drafting of the objectives and policies within this proposed Local Area Plan.

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 Urlingford.

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 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

There was in general a positive attitude towards development, but the importance of providing for services in line with this development was emphasised. The provision of housing should be linked to the provision of employment and services.

In addition, the need for more imagination in house design, and a greater range of house types and sizes, was raised.

2.1.1 Development Strategy

Urlingford had a population of 739 recorded at the 2002 Census. The capacity of Urlingford to accommodate growth can be examined by assessing the capacity of the services available, such as infrastructural, community and educational services. With regard to infrastructural services, there is some spare capacity in the sewerage network. Urlingford has well developed community and educational services, and a large demand for housing.

The Council's policy is to encourage housing development to locate in the designated towns and villages where infrastructural and social services exist or are planned to be provided, and therefore it will be Council policy to encourage the controlled expansion of Urlingford and to provide for this growth by the appropriate zoning of land within the development boundary of Urlingford.

The development strategy for Urlingford will provide for the consolidation of the existing built-up area and infill development, proportionate to the existing town, which will be socially cohesive and will support appropriate service expansion. The Council will encourage the planned housing development of serviced land within the development boundary. Development on any zoned land must be at sustainable densities.

Policy:	To ensure the controlled development of Urlingford which reflects the character of the existing town in terms of structure, pattern, scale, design and materials with adequate provision of open space

Objectives:
1. To protect the residential amenity of existing dwellings

2. To ensure a high standard in design, layout, provision of open space, landscaping and variation in house type and size in new residential developments
3. To have a good social mix in new residential developments providing a range of unit types/sizes
4. To control development of one off houses on the fringes of the Urlingford development area in order to maintain a clear line between the built up area and the rural countryside.
5. To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the town centre
6. To implement the Housing Strategy contained in appendix A of the County Development Plan 2002
7. To ensure that an adequate amount of land is included in the development boundary of the town to cater for its expansion over the period of the plan
8. To encourage planned housing development of serviced lands within the development boundary. The Planning Authority will require that serviced/serviceable lands will be developed in depth and at sustainable densities. The use of degraded or brown field sites will be preferred and utilised where possible in order to improve the environmental character of the town

2.1.2 Urban Form

Main street is a broad wide street. The traditional building pattern is typically that of two storey developments that run along the street edge, though there are a few examples of larger three storey developments. Traditional plot patterns tend to be consistently shorter on the south side of Main street (except for institutional buildings such as the Catholic Church); medium plot lengths are to be found on the north side of Main street – west of Mill street; while much longer plots are to be found on the north side of Main street, east of Mill Street. The consistency and evenness of such plot dimensions indicate a conscious and organised planned growth to the town.

On the eastern end of Main street the larger plots associated with public and institutional buildings, such as the Library, Church and Garda station, predominate. Smaller, more modest buildings, in the form of single storey residential cottages are to be found on the side streets. In more recent times these same streets and the approach roads (with the notable exception of the National Primary Route) are associated with one-off houses and some ribbon development.

While the buildings of Main street have retained their general compactness and unity of form, providing a strong streetscape, this has been significantly eroded on both the northern and southern ends of the town, where there are modern developments associated with service stations, bus garages, bus/truck parking, convenience restaurants, car parking in front of buildings and the current development of industrial units to the south of the town on the N8. Furthermore, the larger scale of buildings, varying building lines, flat topped roofs and canopies and varying boundary treatments (including high and low

walls, and railings all in a variety of materials) has acted to disrupt the continuity of form, typically found in the Irish streetscape.

Objectives:

9. To ensure that infill development is contextually compatible as is outlined in Appendix 4
10. To redevelop derelict sites for social and affordable housing as the opportunity arises
11. To ensure the maintenance and protection of housing within the town centre, and to encourage continued residential use of upper floors. To encourage the building of new infill development where vacant plots exist
12. To encourage sensitive conversion to residential or tourist accommodation use of historic structures, including old industrial buildings, whose original use has become redundant

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2.1.3   Social Mix

There are currently 31 Local Authority dwellings in Urlingford, and a further 33 are proposed for the town. This figure does not represent the historical proportion of social housing in Urlingford, as a large proportion of Local Authority constructed dwellings have been sold under the Tenant Purchasing Scheme.

There is a need to encourage a greater balance in the future development of Urlingford. In any application for multiple unit residential schemes, in addition to implementing the Housing Strategy, the Council will seek a good social mix, and will seek to accommodate the needs of first-time buyers.

Objective:	To have a good social mix in new residential developments providing a range of unit types/sizes

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2.1.4   Serviced sites

It will be an objective of this Plan to provide for serviced sites on the edge of Urlingford which can allow people to design their own homes on their own sites. This would have the potential to alleviate pressure for ribbon development and urban generated rural housing on the approaches into Urlingford. Maximum recommended densities for this zoning would be in the range of 2 to 5 per acre, depending on the quality of design. Design guidance on this is available in Chapter 4.

Objective:	To zone an area of land for the sale of serviced sites for the development of large, detached, low density dwellings

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2.1.5   Integration of Residential Developments

In assessing any new development in Urlingford, 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 any residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity. This is outlined in Chapter 4.

Objective:	To assess any new development having regard to the development potential of adjoining land
Objective:	To ensure the integration of adjoining residential schemes, where appropriate, in relation to 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).

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

Objective:	To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate

2.2.1 Sewerage Network

Urlingford is served by a sewerage scheme with full secondary treatment, which was constructed in 1961. The treatment plant was recently upgraded under the Serviced Land Initiative, to a design Population Equivalent (PE) of 1,500. The capacity of this plant can be extended relatively easily with the addition of further reactors.

Policy:	To ensure that the necessary sewerage facilities to serve the needs of all development within the town and to prevent pollution are provided

Objective:	To maintain and improve sewerage services
Objective:	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

Objective:	To preserve free from development the way leaves of all public sewers

2.2.2 Surface Water Drainage

At the public consultation, surface water on roads in Urlingford was identified as a problem, particularly at Emerald Gardens and St. Ciaran's.

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.

Policy:	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.

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 soakpit. 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

Urlingford is served by the combined Urlingford/ Johnstown Water supply scheme. This scheme has a design population of 1,567 and is currently at capacity. 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. This scheme is included in the Water Services Investment Programme, Assessment of Needs 2003-2006, to commence planning in 2004.

Policy:	To provide water in sufficient quantity and quality to serve the needs of the existing and future population, and future commercial development

Objective:	To provide sufficient water to serve all lands zoned for development in this plan

Objective:	To continuously monitor water quality in the area to ensure the maintenance of high water quality standards
Objective:	To preserve free from development the way leaves of all public water mains

2.2.4   Waste

Issues raised at the public consultation included an expression of support for the extension of recycling facilities, and for kerbside facilities. The high cost of waste collection was noted. A suggestion for providing a skip collection was also made.

Kilkenny County Council has adopted the South East Regional Authority Waste Management Strategy, and the policy for Kilkenny is set out in the Waste Management Plan for the period 2000-2004.

Waste collection was privatised by the Council in the 1990's and waste is now collected in Urlingford 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 bottle banks for clear, green and brown glass and aluminium cans are provided at villages throughout the county. There is a bottle bank in Urlingford at present, located at the Old school, where glass bottles and drinks cans can be recycled. This facility is not intended for commercial waste disposal, and any reports of commercial usage of this will be investigated.

The aim is to have one bottle bank per 1000 head of population by the end of 2005. Kerbside collections for recyclables was introduced in late 2003. These collections cover newspapers, cardboard, magazines, food cans, drink cans and plastic. Glass will still be disposed of at the Bottle banks.

The South East Regional Waste Management Plan has an objective to provide a civic amenity site for a full range of household recyclables including hazardous and non-hazardous waste. This is located in Dunmore, at the existing landfill facility.

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.

Policy:	To continue to encourage and facilitate recycling and the minimisation of waste in line with the South East Regional Waste Management Plan objectives

Objective:	To ensure Urlingford has an adequate solid waste collection system
Objective:	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

2.2.5 Telecommunications

Telecommunications have become centrally important to the prospects of any local economy, and their role in the development of Urlingford is acknowledged. At the public consultation it was noted that there is poor mobile network coverage at present.

Policy:	To ensure that the necessary telecommunications and electricity supply are available for the existing and future development of Urlingford

2.3 Employment and Economy

Issues that arose from the consultation the level of unemployment in the area, the lack of industrial employment, and the lack of employment opportunities for those with a third level qualification. Additional commercial and industrial development in the town would be welcomed, as it would lead to an increase in the level of employment.

Bernard Kavanagh's and Sons Bus Hire is a large employer in the town, but the level of employment is seasonal, ranging from a peak of about 70 in high season to 38 in off-season. Their services include school runs, coach tours and day hire.

Silke Pharmaceuticals, which is a wholesalers for animal health products and equipment employs 12 people full time. Their head-office is in Monaghan.

Urlingford has a strong commercial core, and is well provided with services which provide a high proportion of employment.

Any sustainable land-use policy must provide for a balance between the provision of housing and the provision of employment opportunities. If the provision of residentially zoned land exceeds the potential for employment opportunities, this will result in a high level of commuting, which is unsustainable. The creation of employment opportunities should be matched to the growth of the town.

The Council will ensure that sufficient land is zoned to allow for the provision of a suitable employment mix. The zoning of the town centre will include provision for a mix

of employment sources, and additionally, a site specific for the development of industry will be designated. The Council will also encourage the creation of community led employment opportunities.

There is an existing permission for industrial development on an area of land to the southwest of the town, and an additional area of land will be zoned here for industrial development. This additional area of land should be accessed through the existing industrial area to the north only. However, an area of land should be kept free from development to allow for the creation of vehicular, pedestrian and cycleway linkages to the Regional road (Togher road) in the future.

Policy:	To promote enterprise creation opportunities and initiatives, in line with the growth of Urlingford

Objective:	To encourage job/employment creation initiatives on appropriately zoned and serviced land
Objective:	To facilitate, or assist in identifying agencies which can facilitate, community-led job creation schemes
Objective:	To have all new industrial developments appropriately landscaped and screened and to require a detailed landscaping programme as part of any application
Objective:	To ensure the continuity of building form of new industrial development, with regard to scale, building lines, roof shapes, canopies and boundary treatments
Objective:	Where redevelopment opportunities arise along the street frontage of the industrially zoned site to the south of Main street, to seek to establish continuity of the building form, having regard to scale, building lines, roof shapes and boundary treatments
Objective:	To access the industrial land to the south of Main street from Main street only
Objective:	To reserve an area of land on the southern boundary of the industrially zoned land free from development to allow for the creation of vehicular, pedestrian and cycleway linkages to the R689 in the future

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[2]. The vital role that foodstores 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 appropriate zoning in accordance with the CDP 2002 and the Retail Planning Guidelines, 2000. 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.

Out of centre retail developments will not be allowed if their provision is likely to lead to a reduction in the range of local facilities in towns and villages or affect the diversity of shops or lead to the loss of general food retailing from the centre of smaller towns. Out of centre locations are clearly separate from a town centre but within the urban area, including programmed extensions to the urban area.

Policy:	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

Objective:	To encourage the upgrading and expansion of existing retail outlets and the development of new outlets in the town centre to serve local need

2.3.2   Tourism

At present there are no developed tourism attractions in Urlingford. The nearest tourist attraction is the Loughrey Meagher Centre, located in Tullaroan, which is approximately five miles south of Urlingford.

There is potential for additional exploitation of the area's tourism potential. The area is rich in heritage, with numerous castles, churches, graveyards and ringforts. In addition,

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[2] Department of the Environment and Local Government, 2000 *Retail Planning Guidelines for Planning Authorities*

there are two mines in the area – the Arcon mine at Galmoy and the Lisheen mine in Co. Tipperary, both of whose educational value could be exploited.

In relation to tourism, the National Spatial Strategy has made reference to the capacity of the areas of the south east to augment their established agricultural strength through specialist tourist attractions, based on the region's attractive coastline, river valleys and uplands.

Policy:	To co-operate in the development of a tourist development strategy for the town and its hinterland in association with Kilkenny City and County Tourism, SERTA, Bord Fáilte, Urlingford on the Move, BNS and Leader, local community groups and business interests

Objective:	To facilitate and encourage the development of facilities catering for tourists in Urlingford

2.4   Education and Training

The main issues that arose from the public consultation related to adult education and the need for a wider range of courses.

2.4.1   Primary Education

Urlingford is served by one primary school, Urlingford National School, which has approximately 200 pupils at present. There are eight classrooms in the school, and a hall. The school has a sports field and a hard surfaced playing area.

2.4.2   Secondary Education

The nearest secondary school is Coláiste Mhuire, the Vocational School located in Johnstown. This school was built to cater for 300 pupils, but at present is catering for 400 pupils, i.e. 100 additional over its design capacity, and is in need of an extension. A private bus service operates between Urlingford and Coláiste Mhuire.

2.4.3   Third level Education

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

2.4.4   Adult Education

The nearest location for adult education is in Johnstown, in the Vocational School. This provides classes in some subjects including Computers. Some of the suggestions from the public consultation included a course in hairdressing and a secretarial course. Barriers identified to accessing the classes included childcare and cost.   Another suggestion was for computer classes to be provided in the library.

Barrow Nore Suir Developments provide computer training in Urlingford under their MOVE-IT initiative (Mobile Opportunities Valuing Everyone for Information Technology) with funding under the 'Community Application of Information Technology' (CAIT 2) programme. BNS also conducted a survey to examine all the training programme needs in Urlingford at present. Some of the needs identified included language and art classes, and the VEC is likely to provide these in 2004.

The FAS Community Employment Scheme operating in the area at present, Urlingford Action Group, provides employment for 8 people and has undertaken much maintenance work in Urlingford.

Objective:	To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population
Objective:	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
Objective:	To support the continuation of the FAS Community Employment scheme or other equivalent/replacement scheme

2.5 Transport

2.5.1 Roads

The main road running through Urlingford is the N8, the National Primary Route linking Dublin to Cork. There are two regional roads connecting with the N8 in Urlingford, the R693 linking Urlingford to Kilkenny and the R689 linking Urlingford and Clonmel. There is a crossroad junction on the Main Street with Mill Street running to the north and New Line to the south.

The N8 Cullahill to Cashel forms part of the South West Corridor that links Limerick and Cork to Dublin. The route has been identified in the National Roads Needs Study 1998 and the National Development Plan (2000-2006) as one of strategic importance and is to be developed to dual carriageway/motorway standard. A Route Selection Report has been finalised, and the Preferred Route passes to the west of Urlingford. Detailed environmental and engineering studies are currently underway along the corridor of the preferred route. It is not due to be completed until at least 2007.

2.5.2 Footpaths and Lighting

The state of the footpaths in Urlingford was described as being in poor repair generally, particularly at the bus depots and garages. It was also suggested that the footpaths be extended further out the Togher road. Priority locations for public lighting included at the fire station, at Doyle funeral home and at Assumption place.

Public lighting on the National Road was upgraded in 2001. Appropriate public lighting will be required as part of any new development.

The parking of buses on the footpaths leads to the erosion and deterioration of the footways. The parking of buses on footpaths should be discouraged. The extension of footpaths out the Togher road is in the works programme, and should be completed in 2005.

Policy:	To provide quality lighting and footpaths throughout the town that will secure the safe movement of pedestrians, cyclists and drivers alike

Objective:	To require appropriate public lighting as part of any new residential development
Objective:	To liaise with the bus operators to ensure the discontinuing of the parking of buses on the footpaths in Urlingford
Objective:	To extend the footpath from the Main street out the Togher road by 2005

2.5.3 Traffic calming

A Traffic Calming and Pedestrian Crossing Scheme for Urlingford was drawn up recently, and is being implemented at present. This scheme includes a pedestrian crossing at the Post Office. Traffic calming gateways (including provision for cyclists and relocation of speed limits) are being provided at both ends of Urlingford on the Main Street.

Objective:	To implement the Traffic Calming and Pedestrian Crossing Scheme for Urlingford during the lifetime of the Plan

2.5.4 Traffic at the School

The School is located on New Line, which is off Main street, so traffic at the school did not emerge as a significant issue. There is a designated staff car park at the school, and also a designated bus pick-up/ drop-off area.

2.5.5 Linkages within the Town

As discussed in Section 2.1.5, in assessing any new development in Urlingford, the Council may have regard to the development potential of adjoining land. 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 and walkways interlinking the town.

Objective:	To provide for appropriate pedestrian and cycleway linkages between all new developments
Objective:	To seek the provision of an access point into the open space of Togher Crescent from the Main Street

2.5.6 Public transport

From the public consultation it emerged that there was a requirement for a bus shelter at the bus stop. The bus stop is located in the Texaco garage to the southwest of the town.

Urlingford is very well served by public transport, located as it is on the main Cork-Dublin road. There is a frequent Bus Eireann Expressway service running on this route, Route 8. The private operator, J.J. Kavanagh's & Sons also operates daily services to Kilkenny and Clonmel from Urlingford.

Objective:	To co-operate with bus operators to improve the safety and comfort of the existing bus stop

2.5.7 Parking

Long term parking, problems at Darcy's and Bergin's corner and an inadequate provision of spaces were the problems identified from the public consultation. There is no car park in Urlingford, and parking is provided on street.

The traffic calming scheme being implemented includes improvements to the junction at Darcy's and Bergin's corner. In relation to the problem of long term parking, the prevention of this would require enforcement, such as a traffic warden. If a car park were to be provided, this may alleviate the situation.

Policy:	The Council will consider proposals for additional car parking on suitable sites and will seek appropriate provision of adequate car parking in any new developments

Objective:	To ensure adequate car parking spaces are provided in all new developments
Objective:	To identify an appropriate site for car parking within the town centre
Objective:	To provide disabled car parking spaces at appropriate locations throughout the town
Objective:	To prevent parking at Darcy's and Bergin's corner through the implementation of the Traffic Calming Scheme

2.6 Community Facilities – Recreation

2.6.1 Open space

From the public consultation, it was noted that there was no provision of public open space in Urlingford. The lack of a playground in the town was identified as a deficit.

The only areas of public open space in Urlingford are associated with the housing estates, such as at Assumption place, Emerald Gardens and St. Mary's.

Urlingford needs a green/open space or town park as a focal point for social and community events. This open space shall be provided in the form of a linear park along the River Goul, north of the town, running to the west following the river linking through a pedestrian access to Main street and running to the east linking through to the GAA pitch.

Objective:	To provide for a pedestrian and cycleway link between the amenity area at the River Goul and the GAA pitch To provide for a pedestrian and cycleway access point to Main street to link from the Goul Linear park.

This open space should be designed in accordance with best practice. Guidance on this is given in Chapter 4.

It will be an objective of this plan to provide a children's play area as part of this open space. Funding for children's play areas is available through the National Children's Strategy from the National Children's Office to provide facilities and services for children, including play areas and play equipment.

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 <u>all of</u> 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 Urlingford 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

Objective:	To provide quality open space to meet the needs of the existing and future population
Objective:	To ensure that all residential developments address adjoining open space to provide for their passive supervision
Objective:	To protect the banks of the River Goul and develop a river walk along it, in conjunction with the relevant statutory bodies and voluntary groups
Objective:	To prepare an Amenity scheme for the Park during the period of this plan
Objective:	To protect existing open spaces and recreational uses from encroachment by other uses

2.6.2   Recreation

There is one sportsfield in Urlingford, the GAA pitch located to the northeast of the town.

The old National School is an extensively used facility. Activities taking place there include the playschool, courthouse and community meetings. The grounds are used for a play area for children.

The Community Hall is located on Mill street and a number of activities take place there, including card games.

The soccer club have no pitch, and it is an objective of this Plan to find an appropriate location for the soccer club, possibly through its incorporation into an existing facility to allow for dual use.

Objective:	To facilitate the provision of facilities for the soccer club

Objective:	To ensure the maximisation of the Old National School and Community Centre as a facility for the community

2.7 Amenity Enhancement

The main issues to emerge from the public consultation with regard to Amenity enhancement related to litter and dereliction in the town.

Policy:	To provide an aesthetically pleasing appearance for both the built and natural environment of the town

2.7.1 Conservation

There are many features worthy of preservation and protection in Urlingford. The Record of Protected Structures is set out 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 and/or the Heritage Service of the Department of Environment, heritage and Local Government. 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 Environment & Local Government, 1996. In addition, the Council will assess any application for redevelopment or infill for its contribution to the streetscape.

In general, new development should relate closely to the established character of the town, respecting the disciplines of established building form, massing, height, alignment, orientation and window proportions. Further details on this are set out in Chapter 4 and in Appendix 4.

Objective:	To seek the conservation and protection of the buildings listed in the Record of Protected Structures

2.7.2 Dereliction

The majority of the buildings in Urlingford are in good condition, with only a few examples of dereliction or vacant sites, including the site located between the Health Centre and the Fire Station. Areas in the town are designated under the Town Renewal Scheme 2000, for tax relief on residential accommodation and for commercial property, and this will run until the end of 2006. There has been a poor take-up of this scheme and it is important that it is promoted before the scheme expires. Guidelines for the redevelopment of sites are outlined in Chapter 4 and Appendix 4.

Policy:	To encourage and provide for the sensitive redevelopment of derelict sites in the town

Policy:	To implement the Derelict Sites Act 1990 in order to ensure the removal of dereliction within the Plan period as resources permit

Objective:	To promote take-up of the Town Renewal Scheme before the end of 2006

2.7.3   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.

Objective:	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

2.7.4   Litter

Litter was identified as an important issue, and there were problems identified with the bins. At present a Council worker sweeps the streets, three days one week and two days the next. In addition, a truck street cleaner is brought in as necessary.

The Draft Litter Management Plan 2003 – 2006 has been published recently, and this sets out the Council's policy with regard to tackling the problem of litter over the next three 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.

Objective:	To provide additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins
Objective:	To implement the provisions of the Litter Management Plan

2.7.5   Streetscape

There is scope for environmental improvements in Urlingford, such as street trees, extended pavement, the provision of street furniture/ street sculpture and/or the delineation of car parking spaces. This is particularly so on the south side of Main street between the Goul river and the Togher road where the building line deflects and creates a wider street space than typically found elsewhere in the historic core of the town.

There is a disused water pump on New Line street, which should be restored and retained as an attractive feature.

On the N8, both on the north and south sides, a number of large billboards are visible on both approaching and exiting the town. There are three locations to the north of the town and two to the south – some of which contain double advertisements, thereby increasing the scale and intensity of advertising – they detract from the environs of the town and act as visual clutter.

Most of the retail premises have replaced shopfronts, with few reflecting traditional shopfront designs. A few display tiled shopfronts at ground floor level, which were in vogue in the late 1960's and 1970's. 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.

Objective:	To examine the financial feasibility of carrying out environmental improvements, such as street trees, extended pavement, the provision of street furniture/street sculpture and/or the delineation of car parking spaces on the south side of Main street
Objective:	To retain and restore the traditional water pump as a historic feature of interest in the streetscape
Objective:	To seek the undergrounding of all utility cables in the town centre
Objective:	To preserve the character of the town, with control of shopfronts and advertising
Objective:	To seek to remove the billboards on both approaches to the town
Objective:	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 4.

2.7.6 Planting

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. A list of native species is included as Appendix 3.

Objective:	To require appropriate planting of semi-mature trees, using native species where appropriate, in any new development and to preserve and augment existing mature trees and hedgerows
Objective:	To encourage the appropriate planting of semi-mature trees along Main street

2.7.7   Ecology

An Ecological Survey of the Urlingford area was carried out by an Ecologist as part of this plan process. This report is included as Appendix 2. Three areas of significance were identified in the area – the River Goul Bridge, cutover bog south of the town, and some tree groups.

The area around the River Goul Bridge, with the Castle, provides an excellent bat habitat. It also contains many varieties of flora, and is a good habitat for birds such as willow warbler and long-tailed tit. The cutover bog south of the town has a rich flora and insect fauna though only common species were seen. The birdlife consists of meadow pipit, skylark and stonechat with the likelihood of sedge warbler along ditches and the river. This section of cutover bog is well developed and contains a significant source of local diversity.

Some tree groups have also been identified as being of ecological significance and the preservation of these will be an objective of this plan.

Objective:	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
Objective:	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

2.7.8   Graveyards

A graveyard, identified in the Sites and Monuments Record (KK012-001), is located to the north of the town, beside the River Goul.

Before work is undertaken in a graveyard, ownership and legal status should be checked carefully. A licence is required from the Heritage Service of the Department of the Environment, Heritage and Local Government prior to undertaking any work on any graveyard that is a Recorded Monument. A useful publication is "*The Care and Conservation of Graveyards*" produced by the Office of Public Works.

2.8 Community Supports – Social Services

2.8.1 Services

Urlingford is relatively well served by commercial services in comparison to other towns of comparable size. The only deficit identified through the public consultation was a need for an ATM at the bank. An ATM has been provided in Bergin's supermarket. Urlingford's service base should be encouraged to keep pace with development and to maintain its important role in the local rural area.

Objective:	To maintain the role of Urlingford as a local market centre for its rural catchment area and to enhance its role as a centre to service its anticipated expansion during the period of the Plan

2.8.1.1 Garda Síochána

The perception at the public consultation was that there was insufficient Garda presence in Urlingford. There are two Gardai assigned full time to Urlingford, one of whom resides in Urlingford. There is a new purpose built Garda station planned for Urlingford, which will be built on the existing site.

2.8.1.2 Library Service

The library in Urlingford has been in operation since 1996, and it came about as a result of a successful co-operative effort between the local community and Kilkenny County Council. The old courthouse building was converted and put to a new use as a public library and to provide a valuable asset to the local community. The library opens 30 hours per week and offers a varied range of books. Other services provided in the library include reference books, photocopying, exhibitions and noticeboards for community information. Internet access is also provided on 4 computers.

2.8.2 Youth

The public consultation identified year round facilities and activities suitable for all interests and age levels as the main need in Urlingford. It was considered important to have a range of activities available, including choir and band, a social club, homework club, a choice of sports, pool in non-pub environment and indoor ball games in winter.

Leadership training for some community members was carried out with Ossory Youth, and a youth group has been formed recently.

Objective:	To support the development of youth services in co-operation with the community and with Ossory Youth

2.8.3 The Elderly

In the context of an ageing population, services for the elderly in the community are becoming more important. There is a social club for the elderly in Urlingford at the

moment. There was a need identified from the public consultation for a day care centre and for home care.

There are plans to develop a multi-purpose centre located beside the Fire Station which will include for both childcare and a centre for the elderly. The provision of facilities in this centre will be supported.

Objective:	To support the provision of a centre for the elderly in Urlingford

2.8.4   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 South Eastern Health Board 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 Urlingford, but no dentist, and a need was identified for a dentist in the town.

Objective:	To co-operate with the SEHB in the provision of any health care services for the town
Objective:	To support the provision of a dentist to cater for the needs in the town

2.8.5   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"[3]. 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 acts as 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"[4] between 2002 and 2006.

There is a private play school available in the Old National School, but there is no full day-care service available. The provision of quality childcare services will be facilitated and encouraged by the Council, in suitable locations. As mentioned above there are plans to develop a multi-purpose centre located beside the Fire Station which will include for both childcare and a centre for the elderly. The provision of this centre will be supported.

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[3] Department of the Environment and Local Government, 2001, p. 3 *Childcare Facilities – Guidelines for Planning Authorities*, Stationery Office
[4] Kilkenny County Childcare Committee, 2002 *Childcare Development Plan 2002 - 2006*

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.

Policy:	To ensure the provision of an adequate range of quality childcare facilities in appropriate locations

Objective:	To facilitate the development of a crèche in conjunction with the relevant statutory bodies and the local community on a suitable site within the town in line with the Guidelines for Planning Authorities on Childcare Facilities

3 DEVELOPMENT OBJECTIVES

3.1 Introduction

This section of the Proposed Plan sets out specific objectives for the development of Urlingford. Some of the objectives can be carried out directly by the County Council, but in others, 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 will need to be taken by both the Council and local community. The Council, through its Planning and Community and Enterprise Departments, intend to facilitate and build the capacity in the community to follow these objectives through.

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

3.2 The Development Boundary

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

- 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 locational 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 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** means 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.

3.3.1   Residential

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

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 not more than 100m sq in gross area, 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.

3.3.2   Low density residential

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

The maximum residential density to be permitted here shall be 5 dwellings to the acre.

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 not more than 100m sq in gross area, 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.

3.3.3   Town Centre

Objective: To provide for the development and improvement of appropriate town centre uses and allow for the development of Urlingford 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 Urlingford 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 backlands. 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

3.3.4   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.

3.3.5   Community Facilities

Objective: To protect, provide and improve community facilities.

Permissible Uses: Educational, religious and cultural facilities, public buildings, créches, 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, General Business 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.

3.3.6   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.

3.3.7 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.

3.4 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.

3.4.1 Housing and Population

Specific Objective	Map Ref	Action By	Funding and Support Services	Time scale
To protect the residential amenity of existing dwellings	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, landscaping and variation in house type and size in new residential developments	H2	Developers, Landowners and Local Authority	Developers, Landowners and Local Authority through development control process	Ongoing from adoption of plan
To have a good social mix in new residential developments providing a range of unit types/sizes	H3	Developers, landowners and local authority	Developers, landowners and Local Authority through development control process	Ongoing from adoption of plan
To control development of one off houses on the fringes of the Urlingford development area in order to maintain a clear line between the built up area and the rural	H4	Local Authority	Local Authority	Ongoing

countryside				
To encourage the provision of landscaped pedestrian and bicycle links between and within residential areas and the town centre	H5	Developers, landowners and local authority	Developers, landowners and local authority	Ongoing from adoption of plan
To implement the Housing Strategy contained in appendix A of the County Development Plan 2002	H6	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 town to cater for its expansion over the period of the plan	H7	Local Authority	N/A	Ongoing from adoption of plan
To encourage planned housing development of serviced lands within the development boundary. The Planning Authority will require that serviced/serviceable lands will be developed in depth and at sustainable densities. The use of degraded or brown field sites will be preferred and utilised where possible in order to improve the environmental character of the town	H8	Developers, Landowners and local authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To ensure that infill development is contextually compatible as is outlined in Appendix 4	H9	Developers, landowners and local authority	Developers, landowners and local authority	Ongoing from adoption of plan
To redevelop derelict sites for social and affordable housing as the opportunity arises	H10	Local authority, landowners	Local authority	Ongoing from adoption of plan
To ensure the maintenance and preservation of housing within the town centre, and to encourage continued residential use of upper floors. To encourage the building of new infill development where vacant plots exist	H11	Developers, landowners and local authority	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan
To encourage sensitive conversion to residential or tourist accommodation use of historic structures, including old industrial buildings, whose original use has become redundant	H12	Local authority and developers, community organisations, DoEHLG	Local authority and developers, community organisations, DoEHLG	Ongoing from adoption of plan
To have a good social mix in new residential developments providing a range of unit	H13	Local authority and developers	Local authority, developers	Ongoing from adoption of plan
To zone an area of land for the sale of serviced sites for the development of large, detached, low density dwellings	H14	Local authority	Landowners and developers	Ongoing from adoption of plan
To assess any new development having regard to the development potential of adjoining land	H15	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	H16	Local authority, landowners and developers	Developers, landowners and local authority through the development control process	Ongoing from adoption of plan

3.4.2 Infrastructure

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate	I1	Local Authority	Local Authority, landowners, developers & DoEHLG	Ongoing from adoption of plan
To maintain and improve sewerage services	I2	Local Authority	Local Authority & DoEHLG	Ongoing form 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 form adoption of plan
To preserve free from development the way leaves of all public sewers	I4	Local authority through the development control process	Local authority, developers, landowners	Ongoing form adoption of plan
To provide sufficient water to serve all lands zoned for development in this plan	I5	Local authority	Local authority, DoEHLG	Ongoing form adoption of plan
To continuously monitor water quality in the area to ensure the maintenance of high water quality standards	I6	Local authority	Local authority	Ongoing form adoption of plan
To preserve free from development the way leaves of all public water mains	I7	Local authority through the development control process	Local authority, developers, landowners	Ongoing form adoption of plan
To ensure Urlingford has an adequate solid waste collection system	I8	Local authority	Local authority, private waste collectors	Ongoing form 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

3.4.3   Employment and Economy

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To encourage job/employment creation initiatives on appropriately zoned and serviced land	E1	Local Authority, BNS, Enterprise Ireland, CEB, IDA, Landowners, developers	Local authority, BNS, Enterprise Ireland, CEB, 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, CEB, IDA, Landowners and developers	Local Authority, BNS, Enterprise Ireland, CEB, IDA, landowners and developers	Ongoing from adoption of plan
To have all new industrial developments appropriately landscaped and screened and to require a detailed landscaping programme as part of any application	E3	Local authority in conjunction with developers	Developers	Ongoing from adoption of plan
To ensure the continuity of building form of new industrial development, with regard to scale, building lines, roof shapes, canopies and boundary treatments	E4	Local authority in conjunction with developers through development control process	Developers	Ongoing from adoption of plan
Where redevelopment opportunities arise along the street frontage of the industrially zoned site to the south of Main street, to seek to establish continuity of the building form, having regard to scale, building lines, roof shapes, and boundary treatments	E5	Local authority in conjunction with developers through development control process		Ongoing from adoption of plan
To access the land to the south of Main street from Main street only	E6	Local authority through development control process		Ongoing from adoption of plan
To reserve an area of land on the southern boundary of the industrially zoned land free from development to allow for the creation of vehicular, pedestrian and cycleway linkages to the R689 in the future	E7	Local authority, developers	Developers	Ongoing from adoption of plan
To encourage the upgrading and expansion of existing retail outlets and the development of new outlets in the town centre to serve local need	E8	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 Urlingford	E9	Kilkenny Tourism, SERTA, Local authority, local community, developers	Kilkenny Tourism, SERTA, Local authority, local community	Ongoing from adoption of plan

3.4.4 Education and Training

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population	E & T1	Local authority, school, in conjunction with Department of Education	Department of Education, BNS	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 town's population	E & T2	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 & T3	FAS, Department of Enterprise, Trade and Employment	FAS, Department of Enterprise, Trade and Employment	Ongoing from adoption of plan

3.4.5 Transport

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
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 liaise with bus operators to ensure the discontinuing of the parking of buses on the footpaths in Urlingford	T2	Local Authority, bus operators	Local authority	Long term
To extend the footpath from the Main street out the Togher road by 2005	T3	Local authority	Local authority, landowners, Tidy towns, Development Association	Medium term
To implement the Traffic calming and pedestrian crossing scheme for Urlingford during the lifetime of this plan	T4	Local authority, NRA	Local authority, NRA, local community	Medium term
To provide for appropriate pedestrian and cycleway linkages between all new and existing developments	T5	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To seek the provision of an access point into the open space of Togher Crescent	T6	Local authority, developers	Local authority and local community	Medium term
To co-operate with bus operators to improve the safety and comfort of the existing bus stop	T7	Local authority and bus operators	Bus operators	Medium term
To ensure adequate car parking spaces are provided in all new developments	T8	Local authority	Local authority, local community	Ongoing from

				adoption of plan
To identify an appropriate site for car parking within the town centre	T9	Local authority, local community, development association	Local authority, local community	Medium term
To provide disabled car parking spaces at appropriate locations throughout the town	T10	Local authority	Local authority	Ongoing from adoption of plan
To prevent parking at Darcy's and Bergin's corner through the implementation of the Traffic calming scheme	T11	Local authority	Local authority	Ongoing from adoption of plan

3.4.6   Community Facilities – Recreation

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
To provide for a pedestrian and cycleway link between the amenity area at the River Goul and the GAA pitch	R1	Local authority, landowners and Developers	Local authority and Developers	Ongoing from adoption of plan
To provide for a pedestrian and cycleway access point to Main street to link from the Goul Linear park	R2	Local authority, landowners and Developers	Local authority and Developers	Ongoing from adoption of plan
To provide quality open space to meet the needs of the existing and future population	R3	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	R4	Local authority, developers through development control process	Local authority and developers	Ongoing from adoption of plan
To protect the banks of the River Goul and develop a river walk along it, in conjunction with the relevant statutory bodies and voluntary groups	R5	Local authority, Tidy Towns, Residents' associations, development Associations	Local authority, Tidy Towns, Residents' associations, BNS, development Associations	Ongoing from adoption of plan
To prepare an Amenity scheme for the Park during the period of this plan	R6	Local authority, Tidy Towns, Residents' associations, development Associations	Local authority, Tidy Towns, Residents' associations, BNS, development Associations	Ongoing from adoption of plan
To protect existing open spaces and recreational uses from encroachment by other uses	R7	Local authority, local organisations, local community	Local authority	Ongoing from adoption of plan
To facilitate the provision of facilities	R8	Local authority,	Local authority,	Long

| for the soccer club | | development association | soccer club | term |
| To ensure the maximisation of the Old National school and Community Centre as a facility for the community | R9 | Local authority, local community, BNS | Local community, BNS | Ongoing from adoption of plan |

3.4.7 Amenity Enhancement

Specific Objective	Map Ref	Action By	Funding and Support services	Time scale
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 promote take-up of the Town Renewal Scheme before the end of 2006	A2	Local authority, DoEHLG	Development association, BNS	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	A3	Local authority, developers, DoEHLG	DoEHLG	Ongoing from adoption of plan
To provide additional and improved litter bins in strategic locations and to maintain, or to make arrangements for, the maintenance of existing bins	A4	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	A5	Local authority, Tidy Towns, Residents' associations, Development Association	Local authority, Tidy Towns, Residents' associations, Development Association	Ongoing from adoption of plan
To examine the financial feasibility of carrying out environmental improvements, such as street trees, extended pavement, the provision of street furniture/street sculpture and/or the delineation of car parking spaces on the south side of Main street	A6	Local authority, Tidy Towns, Development Association	Local authority, NRA, Tidy Towns, BNS, Development Association	Long term
To retain and restore the traditional water pump as a historic feature of interest in the streetscape	A7	Local authority	Local authority, Tidy Towns, BNS, Development Association	Ongoing from adoption of plan
To seek the undergrounding of all	A8	Local authority,	Local Authority,	Medium

utility cables in the town centre		service providers	service providers	term
To seek to remove the billboards on both approaches to the town	A9	Local authority	Local authority, landowners	Medium term
To preserve the character of the town, with control of shopfronts and advertising	A10	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	A11	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 hedgerows	A12	Local authority, developers	Local authority, Tidy Towns, Residents' associations, Development Associations	Ongoing from adoption of plan
To encourage the appropriate planting of semi-mature trees along Main street	A13	Local authority, developers, Tidy towns, development association	Local authority, developers, Tidy Towns, Development association	Medium term
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	A14	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	A15	Local authority, developers, landowners, Tidy Towns, Development Association	Local authority	Ongoing from adoption of plan

3.4.8   Community Supports – Social Services

Specific Objective	Map Ref	Action By	Funding and support services	Time scale
To maintain the role of Urlingford as a local market centre for its rural catchment 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 support the development of youth services in co-operation with the community and with Ossory Youth	S2	Local authority, SEHB	Ossory Youth, BNS, SEHB	Ongoing from adoption of plan
To support the provision of a centre	S3	Local authority,	Local authority,	Long term

for the elderly in Urlingford		SEHB, developers	SEHB, BNS	
To co-operate with the SEHB in the provision of any health care services for the town	S4	Local authority, SEHB	SEHB	Ongoing from adoption of plan
To support the provision of a dentist to cater for the needs in the town	S5	Local authority, SEHB	SEHB	Ongoing from adoption of plan
To facilitate the development of a crèche in conjunction with the relevant statutory bodies and the local community on a suitable site within the town in line with the Guidelines for Planning Authorities on Childcare Facilities	S6	Local authority, SEHB	SEHB, County Childcare committee, BNS	Ongoing from adoption of plan

3.5 Implementation

The realisation of these objectives over a period of time will, it is felt, significantly benefit 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 Urlingford on the Move, 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 intends to fully participate in an Inter-Agency Working Group and to co-operate with other development and community agencies, such as 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 Urlingford with the following stipulations attached. Where there is a conflict between the County Development Plan standards and the Urlingford Plan the latter shall take precedence.

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.

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. Detailed design guidance on new development is given in Appendix 4.

4.3 Design Elements in Urlingford

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 Building line and Boundary Treatment

Main street is a broad wide street, which has retained its compactness and unity of form, providing a strong streetscape. The traditional building pattern is typically that of two storey developments that run along the street edge, though there are a few examples of larger three storey developments. Traditional building lines in the town tend to be almost straight – reflecting again the more formal linear layout of the town. There is a notable exception to this on the south side of Main street, between the Goul river and the R689 junction. Here the building line deflects, creating a wider street space than typically found elsewhere in the historic core of the town. This offers scope for environmental improvements, such as street trees, extended pavement, the provision of street furniture/street sculpture and/or the delineation of car parking spaces.

This strong streetscape of Main street has been eroded on both the northern and southern ends of the town. The modern developments that have taken place, such as service stations, bus garages, bus/truck parking, convenience restaurants, car parking and industrial units have had varying building lines and boundary treatments (including high and low walls, and railings, all in a variety of materials.

Traditionally a set-back in building lines was reserved only for important civic buildings, such as Churches, libraries and other institutional buildings, and occasionally important town houses. The preferred option for infill development will be where the building line is re-established and backlands opened up for more comprehensive development, such as residential townhouses, apartments and/or offices.

On approach roads such as the R689, the variety in building lines, building forms and boundary treatments erode the character and urban design quality of the place. On this road boundaries are treated in a variety of manners, including chain link fencing, stone walls, brick work (both yellow and brown), cement rendered and wrought iron. Some of these materials are painted in a variety of colours and tones. Continuity of boundary treatments can enhance the public realm, while allowing variety to be expressed in individual house designs and therefore should be encouraged. Consideration should therefore be given to establishing a standard material, height and set back for various approach roads to the town, using for example natural limestone walls or cement rendered walls of a particular colour.

4.3.2 Height and roofs

Most buildings within the centre of the town are two storey in height, though there are a few examples of larger three storey developments. Even with buildings of two storeys, actual heights can vary considerably within the range. The number of storeys is not a good judge of building heights. This is a very important principle of the Irish streetscape, as reflected in Kilkenny's towns and villages. This feature and the chimneys introduce a strong rhythm in the streetscape and should be acknowledged in new designs. This diversity does not disrupt the harmony of the streetscape because of the consistency in the other elements. The variety of rooflines conveys a feeling of diversity, but unity is provided by their common domestic scale and common characteristics.

Roofs are mainly of a traditional pitch, made of slate, though a few buildings have red ridge tiles.

4.3.3   Materials

Most buildings in Urlingford are rendered, and most of these have a painted finish. Most of the buildings have a simple, traditional finish and do not tend to be decorated or detailed to any great degree, though there are some with attractive detailing.   These include pseudo hood mouldings around windows and doors and also brick trim surrounds to windows and doors.   An occasional feature of the pavement is the presence of limestone flags at front door entrances; examples include the Bank of Ireland and some of the private residences.

Red brick is commonly used in chimneys.

4.3.4   Proportions

A typical street consists of a series of vertically proportioned units linked together. In Urlingford most of the vernacular buildings have simple, symmetrical proportions.

Large developments should be subdivided into a series of bays, especially at ground floor level, to be more in keeping with the pattern of the existing street frontage. 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.   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 (See Appendix 4A). In Urlingford, traditional plot patterns tend to be consistently shorter on the south side of Main street (except for institutional buildings such as the Catholic Church); medium plot lengths are to be found on the north side of Main street – west of Mill street; while much longer plots are to be found on the north side of Main street, east of Mill Street.

Long horizontal lines look out of place and should be avoided; a fascia which extends across several bays should be broken up by pilasters or other vertical divisions. Strong emphasis at fascia level to form a distinct divide between ground and upper storeys is an important feature of streetscapes and should be included in any new development.

4.4 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*
- *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*

4.4.1 Building Layout and Orientation

It is intended to create a coherent and environmentally comfortable public realm throughout Urlingford. 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.

4.4.2 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 an 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 backlands.

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.

4.4.3   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 Urlingford. 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.

4.4.4   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 1st to 31st 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

4.4.5   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.

4.4.6   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, backlands, 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.

Developers may also be required to provide an equipped children's playground in association with open space provision where a development scheme would be greater than 800 metres from an existing easily accessible equipped children's playground.

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 <u>suitably qualified landscape architects or similar design</u>

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.

4.4.6.1 The River Walk

The provision of an area of public open space – linear park - along the banks of the Goul River is an objective of this plan. The development control process will be utilised to secure the implementation of this objective.

This park will be an attractive feature in the town, linking some residential areas with the town centre. Safe and convenient access points should be provided to access this river walk.

It is an objective of this Plan to prepare an Amenity Scheme for this Park during the period of this Plan. The park should allow for a number of walks of varying lengths, e.g. from the Main street to the graveyard and back along Mill street. A segregated cycle path should also be incorporated into this park. Any residential development bordering this linear park shall orient the maximum number of dwellings towards it, to allow for passive supervision.

Any residential development bordering the linear park shall be designed to interact with the open space. The use of low walls and hedging should be stipulated, as high boundary walls can create a discouraging environment and pose a security risk. Tree planting should be undertaken, to provide a pleasant leafy environment, which provides weather protection, but does not provide opportunity for concealment. In addition, only low sparse shrubs and flowers should be planted. A playground could also be provided at a suitable location in the park. In order to protect and enhance the existing ecological value of this area, where possible, emphasis will be given to the use of measures which enhance the value of the area, including the use of native trees and shrubs in the park design.

4.4.6.2 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, either through management companies or agreements with the planning authority.

4.4.7 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.

4.4.8   Integration of Residential Developments

In assessing any new development in Urlingford, 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.

4.4.9   Serviced sites

A site has been designated in the town for the development of serviced sites. This site would provide for the development of sites for individuals seeking to build their own homes on large plots, and should provide for a range of house types and sizes. Maximum recommended densities for this zoning would be in the range of two to five to the acre, depending on the quality of design. The applicant for site development will be required to produce a house design brief in consultation with the Council which should be prepared by a qualified architect (RIAI or equivalent).   The applicant for site development will also be required to seek permission for "other relevant works" which will include works additional to roads and services – i.e. common landscaping, building platform formation etc..

For any such development, there should be a continuity of design in terms of scale, compatibility and general harmony. Applicants will also be expected to employ the services of qualified architects (RIAI or equivalent) when applying for individual houses. No house should exceed 7.5 metres in height.

4.4.10 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.

4.4.11 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.

4.4.12 Apartments/Duplex Style

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

Apartment Type	Minimum Floor Area
One Bed	46 m2
Two Bed	65 m2
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.

4.4.13 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.

4.5 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

Land Use	Parking Spaces per Unit
Dwelling House (Residential areas)	A minimum of 1 car space per dwelling unit 0.25 per dwelling for visitor parking
Flat or Bed-sitter	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 5 sq. m of bar and lounge floor area.
Shopping centres, supermarkets, department stores	5 car spaces for every 93 m^2 of gross floor area.
Shops	1 car space per 10sq. metres
Restaurants, cafes	1 car space per 20 m^2 gross floor area
Banks and offices	1 car space per 15m^2 of gross floor area and additional space to be determined by the Planning Authority.
Industry	1 car space for every 60m^2 of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	1 car space for every 100m^2 of gross floor area and additional parking space to be determined by the Planning Authority for each individual development.
Retail Warehousing	1 car space for every 35 sq. meters of net retail floor space
Golf or Pitch and Putt courses	4 car spaces per hole.
Golf driving ranges, shooting ranges	1 space per 2m of base line/ per trap
Sports grounds and sports clubs	1 car space for every 15m^2 of floor area and 6 spaces for each pitch and additional operational space to be determined by the Planning Authority.
Hospital	1.50 spaces per bed
Clinics/Medical practices	2 spaces per consulting room

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.

In implementing the car parking standards, the Council will reserve the right to alter the requirements having regard to each particular development.

4.6 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.

4.7 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 Urlingford. See also Section 4.3.4 Proportions.

4.8 The Likely Significant Effects on the Environment of Implementing the Proposed Urlingford 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.

4.8.1 Description of the Proposed Local Area Plan

The Local Area Plan lands comprise approximately 43.32 hectares (107 acres) of residential development, and additional land designated for mixed use development.

4.8.2 Identification of likely significant effects on the environment

The likely significant effects on the environment of implementing the proposed Urlingford 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.

4.8.2.1 Human beings

Environmental baseline: The population of Urlingford was recorded as 739 at the 2002 Census. The lands identified for development are all contiguous to the existing built up area of Urlingford and are within walking distance of the Main Street. 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 high quality architectural design, layout and landscape treatment of all buildings and spaces.

4.8.2.2 Material Assets

Traffic:
Environmental baseline: There are a number of roads existing in Urlingford at present, most significantly the N8.

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

Water Supply:
Environmental baseline: Urlingford is served by the Urlingford/Johnstown 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

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. Urlingford is currently served by a primary sewerage treatment system, which is modular.

Likely significant effects:
Infrastructure will be improved through additional development

Proposed mitigation measures:
Improved foul drainage facilities to cater for new housing developments

4.8.2.3 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 terns of flora and fauna diversity.

4.8.2.4 Archaeology and cultural heritage

Environmental baseline:
There are a number of protected structures in the town. Consultants carried out an Urban Design Study and an Architectural Assessment of the town 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

4.8.2.5 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.

4.8.3 Consideration of Alternatives: Could Development Take Place Elsewhere

The development of Urlingford 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 more sustainable type of development than the development of many individual houses in an uncoordinated manner.

APPENDIX 1 – PROTECTED STRUCTURES

Existing Protected Structures in Urlingford

Protected Structure	Description	Location	Map Ref. No.	RPS No.
Stone stile		To Church yard	1	C253
Catholic Church	T-plan barn church without transeptal Galleries, west end remodelled internally	Main street	2	C254
Courthouse	c.1840 5 bays, possibly by William Caldbeck	Opposite church	3	C255
'Town View' Guesthouse	Good Doric doorway. 3 bay 2 storey house with railings	South west end	4	C256

APPENDIX 2 – ECOLOGICAL SURVEY

Ecological Survey of the Area
to be Included in the
Urlingford Local Area Plan

Prepared for

Kilkenny County Council

By:

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August 2003

1 Introduction

CAAS (Environmental Services) Ltd. have been commissioned by Kilkenny County Council to undertake a number of ecology studies for specific areas within the County, namely:

Ballyhale / Knocktopher;
Ballyragget;
The Grove, Graiguenamanagh;
Urlingford.

These reports have been prepared as base studies to inform the preparation of Local Area Plans in these areas. Based on fieldwork undertaken in July 2003 and previous knowledge of the areas concerned, they describe habitats within the environs of each of the villages and assess their ecological importance. All investigations were carried out after the breeding season for birds but at a time when most plants are recognizable. This report therefore outlines the ecological importance or interest of each area and, where appropriate, make comments on the existing or future land-use zoning of those lands.

2 Description of the Area

The town of Urlingford is situated on the Cork highway at the junction of the Kilkenny and Ballingarry roads. The original settlement is likely to have been somewhat to the north-west where an outcrop of rock allows for a castle, church, graveyard and mill beside the River Goul. This would have been a crossing place in an extensive area of bog in the river valley, both north and south.

This site contains significant ecological interest as does the cutover bog to the south. The town is generally treeless so that old planting around houses at the eastern end also creates some habitat which is worth retaining.

3 Specific Areas of Interest
(see Map 3 attached)

3.1 The River Goul Bridge
The Goul itself is potentially a clean stream fed partly by groundwater though also draining bogland to the south of the town. Close to the Castle it falls through a seemingly natural channel in rock though sections above and below this have been artificially deepened. Dense mosses cover the rocky ribs and create small falls between longer deep sections. The channel contains trout which are fished, and there was also a kingfisher present.

Water plants in and beside the river include:

Sparganium erectum	branched bur reed
S.emersum	floating bur reed

Callitriche cf *stagnalis*	water starwort
Nasturtium officinale	watercress
Apium nodiflorum	fool's watercress
Berula erecta	water parsnip
Veronica catenata	pink water speedwell
Potamogeton crispus	curled pondweed
Lemna trisulca	ivy-leaved duckweed
Samolus valerandi	brookweed

Some of these species continue below the outfall of the sewage treatment works though there is a red staining of their leaves also noticeable.

Above the bridge the channel has been deepened so is followed by a strip of broken, bushy ground where spoil has been left. This is colonised by willows and gorse, good for birds such as willow warbler and long-tailed tit.

The vicinity of the river is wooded and with the mill building, castle and bridge it provides excellent bat habitat.

North of the river a limestone outcrop extends downstream from the graveyard, interspersed with grazing land. The thinner soils are either wooded with a scrub of blackthorn and hawthorn or are of open, species-rich grassland. This contains typical vegetation for the midlands, though not found all together elsewhere in the vicinity of the town. The species include:

Briza media	quaking grass
Trisetum flavescens	yellow oat
Prunella vulgaris	self-heal
Leontodon saxatilis	small hawkbit
Galium verum	lady's bedstraw
Lotus corniculatus	birdsfoot trefoil
Knautia arvensis	field scabious
Linum catharticum	fairy flax
Pimpinella saxifraga	burnet saxifrage
Centaurium erythraea	centaury
Euphrasia sp	eyebright

3.2 Cutover Bog
The bogland is most noticeable south of the town where a portion has been raised by filling for a major development beside the Cork road. The section that remains west of the Ballingarry road carries a tall vegetation typical of cutover with a mixture of plants that grow in acidic and alkaline communities, corresponding to the former peat deposits and pools above the underlying marl. Generally it is a cover of moorgrass, rushes *Juncus acutiflorus*, *J.subnodulosus* and meadowsweet *Filipendula ulmaria* which grow to 1m in height and conceal is a good selection of other species, including:

Festuca rubra	red fescue
Centaurea nigra	knapweed
Vicia cracca	tufted vetch
Potentilla erecta	tormentil
Lathyrus pratensis	meadow vetchling
Angelica sylvestris	wild angelica
Myrica gale	bog myrtle
Carex panicea	carnation sedge
Schoenus nigricans	black bog rush
Succisa pratensis	devilsbit
Mentha aquatica	water mint
Lythrum salicaria	purple loosestrife

East of the Ballingarry road there is a much larger plot running down to the Goul river channel. This has generally shorter, more uniform vegetation as the peat is deeper. There is an emphasis on sedges *Carex nigra*, *C.panicea* with shining St John's wort *Hypericum pulchrum*, meadow thistle *Cirsium dissectum* and a scatter of common reed *Phragmites australis* shoots coming through the turf. Stands of bog myrtle *Myrica gale* and bog rush *Schoenus* again occur but this time as separate habitats rather than mixed through other species.

A drain flowing north-east to the river adds a sizeable stand of tufted sedge *Carex elata* and is followed by blunt-flowered rush *Juncus subnodulosus*, tufted hairgrass *Deschampsia cespitosa*, marsh valerian *Valeriana officinalis* and tall fescue *Festuca arundinacea* to the river where the expected flora of bur reed *Sparganium erectum*, broad-leaved pondweed *Potamogeton natans* and water plantain *Alisma plantago-aquatica* occurs.

These bogs have a rich insect fauna though only common species were seen. Their birdlife consists of meadow pipit, skylark and stonechat with the likelihood of sedge warbler along ditches and the river.

A lot of cutover bog habitat exists in the vicinity of Urlingford and no special case can be made for these stands as opposed to others. However the section near the Goul River is well developed and a significant source of local diversity. *Carex elata* is an uncommon plant in the south-east though it occurs sporadically in nearby Laois and Kilkenny.

As the original vegetation of the area it should be seen as a local resource for education and amenity use and not as wasteland to be filled in.

3.3 Tree Groups
Trees are such a localised part of Urlingford that two separate areas are shown on the map where they make a contribution to the flora and fauna. These consist of mixed conifers and broad-leaves along the Kilkenny road and two prominent line of lime nearer the centre of the town. Both are likely to be used by bats and birds such as chiffchaff, spotted flycatcher, rook, jackdaw, sparrowhawk etc.

4 Conclusion

The mix of diverse habitats occurring within such a small space at the River Bridge, creates an area of considerable local interest well worth retaining as a public open space. Future zoning of this area should reflect this ecological significance.

The section of bog close to the Goul River is also of interest and should be used as a local amenity as discussed above.

Where trees (referenced above and on the relevant map) are of significant interest, the Council should investigate the use of Tree Preservation Orders as a mechanism of protecting these.

Map   Areas of Interest in Urlingford

Map 3. Specific Areas of Interest
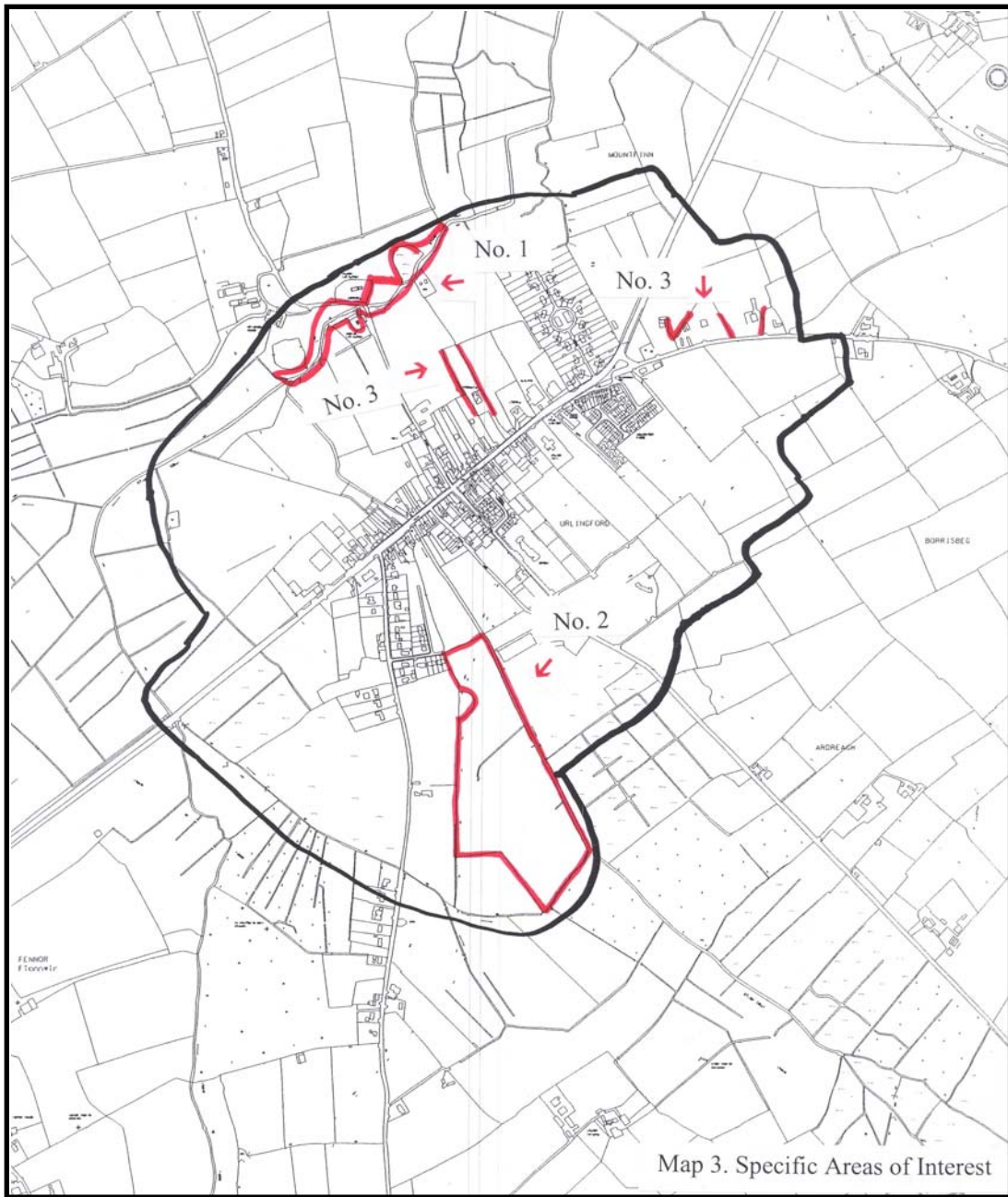
APPENDIX 3 – LIST OF NATIVE TREES AND SHRUBS

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)	Suit-able for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
Alder	*Alnus glutinosa*	22m	Yes	No	Yes	ADPS
Alder buckthorn	*Frangula alnus*	6m	Yes	No	Yes	D
Arbutus (strawberry tree)	*Arbutus unedo*	8m	Yes	No	Yes	Not frost hardy
Ash	*Fraxinus excelsior*	28m	Yes	No	No	ADIPS
Aspen	*Populus tremula*	24m	Yes	No	No	DPSV Not close to buildings or any services
Bird cherry	*Prunus padus*	14m	Yes	Yes	Yes	P
Bramble	*Rubus fructicosus*	2m	No	No	No	C/H note: tends to be invasive
Broom	*Cytisus scoparius*	2m	Yes	No	Yes	*
Burnet rose	*Rosa pimpinellifolia*	2m	Yes	No	Yes, but vigorous	C/H
Common (or European) gorse	*Ulex europeaus*	2.5m	Yes	No	In a rural setting	HV
Crab apple	*Malus sylvestris*	6m	Yes	No	No	AHIP
Dog rose	*Rosa canina*	2m	Yes	No	Yes. Vigorous	C/H
Downy birch	*Betual pubescens*	18m	Yes	Yes	Yes	ADIP
Elder	*Sambucus nigra*	6m	In hedge	No	No	V
Guelder rose	*Viburnum opulus*	4.5m	Yes	No	No	DH
Hawthorn	*Crataegus monogyna*	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: see key below
Hazel	*Corylus avellana*	6m	Yes	No	No	AHS
Holly	*Ilex aquifolium*	15m	Yes	Yes	Yes	AHPS
Honeysuckle	*Lonicera periclymenum*	climber	Yes	On walls	No	C
Ivy	*Hedera helix*	climber	Yes	Yes	Yes	C
Juniper	*Juniperus communis*	6m	Yes	No	No	S
Pedunculate oak	*Quercus robur*	30m	Yes	No	No	AI only suitable for large spaces
Privet	*Ligustrum vulgare*	3m	Yes	Yes	Yes	No
Purging buckthorn	*Rhamnus cathartica*	4.5m	No	No	No	AHPV
Rowan or mountain ash	*Sorbus aucuparia*	9m	Yes	Yes	Yes	ADHIP
Scots pine	*Pinus sylvestris*	24m	Yes	No	No	AI
Sessile oak	*Quercus petraea*	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	*Betula pendula*	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	*Prunus spinosa*	3m	Yes	No	No	AHPV
Spindle	*Euonymous europaeus*	7.5m	Yes	No	No	H
Western (or mountain) gorse	*Ulex gallii*	1.5m	Yes	No	Yes	*
Whitebeam spp.	*Sorbus aria/ S. anglica/S. devoniensis /S.hibernica/S. latifolia/S. rupicola*	12m	Yes	Yes	Yes	IPS
Wild cherry	*Prunus avium*	15m	Yes	Yes	Yes	AHI
Willow spp.	*Salix spp.*	6m	Some	No	No	V Not suitable near buildings or services
Wych elm	*Ulmus glabr*	30m	Yes		No	PS
Yew	*Taxus baccata*	14m	Yes	No	Yes	AIPS

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

and

Urban Design Guidelines for Future Development

Prepared for
Kilkenny County Council

By

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