

Proposed changes to draft Woodstock Local Area Plan 2008

Written Statement

Page 1

1. Omit Policy S1, amend supporting text accordingly and renumber Policy S2 as Policy S1

Policy S1 SAAO

The Council will seek to make a Special Amenity Area Order (SAAO) for Woodstock and Inistioge and the surrounding landscape, in accordance with the provisions of Section 202 of the Planning and Development Act 2000

Page 9

2. Change the headings

Objective 02 Zoning (The river Floodplain and valley sides)

Objective 03 Zoning(The environs of Woodstock House)

Objective 04 Zoning(The southern end of the plan area)

to

Objective 02 Zoning (The river Floodplain and valley sides- Sub Area 1)

Objective 03 Zoning(The environs of Woodstock House- Sub-Area 2)

Objective 04 Zoning(The southern end of the plan area – Sub Area 3)

Page 12

3. Change Policy C1 from

Policy C1 existing views

The council will not permit development which adversely affects the existing views listed in the Views appendix and shown on the plan map

to

Policy C1 existing views

The council will not permit development which would have a significant adverse effect on the existing views listed in the Views appendix and shown on the plan map

4. Change Policy C4 from

Policy C4 views north-eastwards from Woodstock, including from the Winter Garden terrace

The council will prohibit further residential development on the east-west section of the minor county road, east of Inistioge, which is part of the South Leinster Way to protect the views from Woodstock

to

Policy C4 views north-eastwards from Woodstock, including from the Winter Garden terrace

The council will protect the view from the Winter Garden across the Nore Valley (View number 8 on objectives map). Protection in this regard means that, in protecting the view, it is not proposed that this should give rise to the total prohibition of development along the routes identified on the objectives map but development, if permitted, should not seriously hinder or obstruct the view, or detract from its character, and should be designed and located to minimize its impact.

Page 19

5. Omit Policy E3

Policy E3 Development outside of the two identified development areas

Substantial development i.e. multiple housing schemes and other commercial developments is not envisaged outside of the two identified development areas and will conflict with the zoning objectives of the plan and will not normally be permitted

Page 23

6. Replace the following

Public car park

x. A public car park, replacing the existing car park to be constructed to the north of Woodstock House, beside the existing approach road (refer to map).

By

Public car park

x. A public car park, replacing the existing car park to be constructed to the north of Woodstock House, beside the existing approach road, at a location to be agreed with relevant stakeholders

Page 28

7. Change second half of Para 77 from

New-build housing will not be permitted in areas covered by zoning objectives O2 and O3, in line with the key objective of the strategy to protect the character of the landscape and amenities of natural beauty or interest. Housing proposals will be given favourable consideration throughout Woodstock if they involve the sensitive restoration of existing buildings listed for protection in the plan.

To

New-build housing will not be permitted in areas covered by zoning objective O2 and the visual envelope of Woodstock House ruins, identified in the zoning objective O3, in line with the key objective of the strategy to protect the

character of the landscape and the amenities, which are of natural beauty or interest. Housing proposals will be given favourable consideration throughout Woodstock if they involve the sensitive restoration of existing buildings listed for protection in the plan.

Page 29

8. Change Policy HI from

Policy H1 New-build housing in the form of single units

New-build housing in the form of single housing units will be open for consideration in plan sub-area 3, subject to applicants and sites meeting the criteria set down in the Rural Housing Strategy of the county development plan. A New dwelling for a landowner or member of a landowner's family will be open for consideration within the Woodstock DBA provided that the proposal does not conflict with the conservation objectives and policies of this plan. New build housing will not be permitted in sub area 1 or in sub area 2 outside the Woodstock House Area DBA.

To

Policy H1 New-build housing in the form of single units

- a) New-build housing in the form of single housing units will be open for consideration in plan sub-area 3, subject to applicants and sites meeting the criteria set down in the Rural Housing Strategy of the county development plan.
- b) Outside of the visual envelope identified by the continuous black line in Sub Area 2, new build housing in the form of single housing units will be open for consideration for landowners and immediate family members, subject to the following:-
 - o There is a housing need established by the applicant,
 - o The applicant has a direct family connection to the landowner referred to in b) above, to include brothers, sisters, nieces, nephews and grandchildren,
 - o The siting and design of the house does not compromise the setting of the ruins of Woodstock House or of the Gardens and does not impact on the wider demesne landscape¹,
 - o Any application shall be accompanied by a detailed and comprehensive landscape/screening plan prepared by a qualified professional. The plan should have regard to the sensitive location and provide for estate-type planting² and
 - o There should be minimal interference to the demesne boundary walls³.
- c) A new dwelling for a landowner or member of a landowner's family will be open for consideration within the Woodstock DBA provided this proposal does not conflict with the conservation objectives and policies of this Plan. New build housing will not be permitted in sub area 1 or in sub area 2 outside the Woodstock House DBA.

¹ Advice on landscaping and planting is contained in the Appendices

² Estate-type planting includes a generous belt of broadleaf planting which reflects the existing tree species in the area

³ The degree of interference with the demesne wall will be subject to the constraints imposed by conservation objectives and the meeting of road safety requirements, and will require detailed site analysis

Page 33. Para 88

9. Change the first sentence from

The plan envisages substantial new development during the plan period
to

The plan allows for substantial new development during the plan period

Page 34

10. Change Policy I7 from

Policy I7 Traffic Impact Assessment

Any development on the south side of the plan area, likely to generate significant traffic flows through Inistioge, shall be accompanied by a traffic impact assessment and a road safety audit.

To

Policy I7 Traffic Impact Assessment

Any development likely to generate significant traffic flows through Inistioge, shall be accompanied by a traffic impact assessment and a road safety audit.

Policy Map

11. Include 'Visual envelope of Woodstock House' line (in association with revised Policy H1)

12. Omit Infrastructure policy I2