



KILKENNY COUNTY COUNCIL

REPORT - Dated 12th June, 2017

**In Accordance with Section 179 of the
Planning and Development Acts, 2000-2015**

RE: Fairgreen Regeneration Project, Fairgreen, Callan, Co. Kilkenny.

**For consideration by the Elected Members
of Kilkenny County Council
at monthly meeting to be held
on 19th June, 2017**

Introduction

- Description of proposed development
- Pre-planning advice
- Notice of development
- Implications for proper planning and sustainable development of the area and copy of Planner's Report dated February, 2017.
- Council's Intention regarding proposed development

Appendix A

Part 8 Explanatory Booklet & Site Location Map

Appendix B

Planners Report

Introduction

This report has been prepared for submission to the elected members of Kilkenny County Council and contains information regarding the proposed development, issues raised following the erection of the public notice of the proposed development and the display for public inspection of the plans and particulars and other matters as required in accordance with Section 179 of the Planning & Development Acts, 2000-2015.

Description of Proposed Development

The proposal put forward provides for the following:-

- Upgrading of the existing amenities within the green area in Fair Green; Callan, including an extension of the existing playground;
- Repair and replacement of existing playground equipment;
- Provision of an Age Active Area & Passive Recreation Area;
- The implementation of traffic management measures including the introduction of a one-way system and formalised parking areas;
- Provision of new street lighting;
- Provision of footpaths / walking track;
- Resurfacing of existing roads and parking areas;
- The reopening of the access out onto Lower Green Lane;
- Upgrading of the existing entrance at Lower Green Lane;
- Creation of a new exit point from the GAA grounds;

Surface water drainage improvements

Pre-planning

As part of the planning application process the Roads Design Section was advised of planning requirements through a formal pre-planning submission prior to lodging the application

Notice of Development

A notice describing the proposed development was placed in the Kilkenny People, week ending Friday 20th January, 2017. A Site Notice was displayed at the site location from Friday 20th January 2017.

Referrals

Parks	No objection to the current proposal
Area Engineer	No objection to the current proposal
DOEHLG (Archaeology Section)	No response at time of writing the report

Implications for Proper Planning and Sustainable Development of the Area

The proposed development is consistent with the provisions of the Callan Local Area Plan 2009-2020 and is compatible with the zoning objectives for the area. Copy of a report to this effect from the Area Planner is appended to this report.

Appended to this report are reports from (see Appendix B):

- Planning Department

All conditions/comments will be taken into account when preparing the detailed tender drawings.

Submissions Received

5no. valid Third Party submissions were received

1. Liam Minogue, received on 05/02/2017 on Consult.ie.
2. Liam Egan Little Sunflowers Creche Clonmel Road, Callan, Co. Kilkenny, received on 1/03/2017.
3. Fair Green residents c/o 15 Green Lane, Callan, Co. Kilkenny received on 13/03/2017.
4. Sean Tyrrell, received on 16/03/2017 on Consult.ie.
5. Mike Nolan, received on 20/03/2017 on Consult.ie.

Kilkenny County Council's Intention
Regarding Proposed Development

Proposed Development: Part 8 Proposal
Fairgreen Regeneration Project, Fairgreen,
Callan, Co. Kilkenny

I recommend that Kilkenny County Council proceed with the proposed development in accordance with the plans made available for public inspection and taking into account the recommendations made by the Planning and other Service Departments.

SIGNED

Tim Butler

Tim Butler
Director of Services

Appendix A

Part 8 Explanatory Booklet Jan 2017.

Site Location Map

➤ Drawing No. FGC - 000- 01

KILKENNY COUNTY COUNCIL
PLANNING SECTION

16 JAN 2017

RECEIVED

KILKENNY COUNTY COUNCIL
Comhairle Chontae Chill Chainnigh



Part 8 Explanatory Booklet
Fair Green Regeneration Project
January 2017

PROJECT DESCRIPTION AND PRINCIPLE FEATURES

1.0 Brief description of the proposed works

The proposal put forward provides for the following:-

- Upgrading of the existing amenities within the green area in Fair Green; Callan, including an extension of the existing playground;
- Repair and replacement of existing playground equipment;
- Provision of an Age Active Area & Passive Recreation Area;
- The implementation of traffic management measures including the introduction of a one-way system, formalised parking areas, slow zone area signage and roundtop table speed ramps;
- Provision of new street lighting;
- Provision of footpaths / walking track;
- Resurfacing of existing roads and parking areas;
- The reopening of the access out onto Lower Green Lane;
- Upgrading of the existing entrance at Lower Green Lane;
- Creation of a new exit point from the GAA grounds;
- Surface water drainage improvements;
- Hard and soft landscaping.

2.0 Background and reasons for the Scheme

Kilkenny County Council, as the Project Promoter, proposes to undertake regeneration works in the Fair Green Callan, Co. Kilkenny to improve the park and enhance the public amenities in the area.

The Plan subject to this Part 8 proposal proposes an upgrade of the amenity area in the vicinity of the existing playground. Currently the playground is very well used but has now reached an age where it needs upgrading and requires further features to be added to enhance its usability as a multi-generational space. In conjunction with the above, traffic management measures are proposed which include the introduction of regularised parking and a one-way system over certain sections of the existing internal road network. These measures will eliminate the current practice of haphazard parking and provide for a more controlled and safer traffic regime. Measures are also included to prevent vehicles mounting and driving on the existing grass areas. The proposal in its totality will provided for an inviting and attractive amenity area with regularised and safe access.

As part of the improvement of the amenity area it is proposed to extend the existing playground to provide an extra dimension to the current range of play facilities. In addition, certain pieces of equipment will require replacement due its age and condition and to the age profile of people that the playground currently serves. The existing outdoor gym equipment will

be relocated to a better location closer to the proposed age active area which will also comprise seating and decorative planting. The passive recreation area will focus on a more intimate, passive space in which to linger with a concentration on decorative herbaceous planting, utilising where maintenance requirements allow, herbaceous perennials and pollinator friendly species.

The existing large hedge which crosses the green area will be removed as same has created a secluded area which from time to time is subject to anti-social behaviour. To compensate for the hedge removal smaller spaces will be created using low level hedging and shrub planting. These areas will be easy to overlook promoting passive surveillance, thereby, rendering same less likely to be the scene of anti-social behaviour in the future.

To the west of the green area a paved area will be provided to enhance circulation and provide a base for the existing teen shelter and seating area which overlooks the play facilities, in particular the existing Multi Use Games Area (M.U.G.A).

To the north of the Fair Green, immediately behind the houses on Lower Green Lane, the internal road will be designated local access only. This will limit through traffic using the road whilst allowing residents of Lower Green Lane access to the rear of their properties. A buffer of planting is proposed between this internal local road access and the rear of the properties to enhance resident's privacy. This will be carried out in consultation with residents to ascertain their individual needs. Tree planting, is also proposed in the form of specimen street trees which will be provided to enhance the Green and add definition to the space.

The parking layout is designed to provide 72no. delineated car parking spaces, including 2 no. designated disabled bays at the side of the Community Hall. The traffic flow in general will operate under a one-way system and the entrance with Lower Green Lane at the north eastern end of the Green will be reopened.

In conjunction with the above, it is proposed to provide a walking track around the perimeter of the soccer grounds which will link into the wider amenity area.

The substantially improved visual amenity offered by this scheme will make the area a more attractive place to visit and live, which will in turn support the local business and commercial enterprises and promote a sense of place and pride in the local rural community.

3.0 Design Criteria

The playground will be designed in accordance EN 11 76 and EN11 77 and the outdoor adult gym to EN 16630

The roads / traffic element of the scheme shall be designed in accordance with the NRA Design Manual for Roads and Bridges and the DTTaS Design Manual for Urban Roads and Streets.

4.0 Funding

Funding for the scheme will be sought from the DTTaS under the Non National Road Restoration Improvement and Restoration Maintenance Programme, the Discretionary Improvement Grant Scheme and the Sports Capital Funding Programme along with the Council's own funds.

5.0 Submissions

Representations and observations with respect to the proposed development may be made in writing to:

**Mr. Tim Butler
Director of Services
Kilkenny County Council
County Buildings
John Street
Kilkenny**

The latest date for receipt of submissions on the above scheme is **20th March 2017.**

NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

**Comhairle Chontae Chill Chainnigh
Kilkenny County Council**



**Proposed development by a Local Authority
Section 179 of the Planning and Development Act 2000-2010
Part 8 of the Planning and Development Regulations 2001-2011**

Fair Green Regeneration Project

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

The provision of enhancements to the Fair Green Callan including the following:

- Upgrading of the existing amenities within the green area including an extension of the existing playground;
- Repair and replacement of existing playground equipment;
- Provision of Age Active Area & Passive Recreation Area;
- The implementation of traffic management measures including the introduction of a one-way system, formalised parking areas, slow zone area signage and roundtop table speed ramps;
- Provision of new street lighting;
- Provision of footpaths / walking track;
- Resurfacing of existing roads and parking areas;
- The reopening of the access out onto Lower Green Lane;
- Upgrading of the existing entrance at Lower Green Lane;
- Creation of new exit point from the GAA grounds;
- New surface water drainage;
- Hard and soft landscaping.

Plans and particulars of the proposed development will be available for inspection from **20th January 2017** to **3rd March 2017** inclusive, at the following Kilkenny County Council offices:

Kilkenny County Council,
County Buildings,
John Street, Kilkenny City.

From 9am to 1pm & 2pm to 5pm
Monday to Friday (Except Public Holidays)

Kilkenny County Council,
Callan Area Office,
Co. Kilkenny.

From 9am to 1pm & 2pm to 5pm
Monday to Friday (Except Public Holidays) Prologue, Callan

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made in writing to the undersigned. The latest date for receipt of comments on the above scheme is **20th March 2017**. Submissions should be clearly marked Fair Green Regeneration Project.

**Mr. Tim Butler,
Director of Services,
Kilkenny County Council,
County Buildings,
John Street,
Kilkenny.**

Fair Green Regeneration Project

January 2017

**Habitats Directive
Project Screening Assessment**

Habitats Directive Project Screening Assessment

Table 1: Project Details

Development/Consent Type	PART 8
Development Location	FAIR GREEN, CHILLAN.
Planning File Ref	PART VIII - 08/16
Description of the project	FAIR GREEN REGENERATION SCHEME

Table 2. Identification of Natura 2000 sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development. If the answer to all of these questions is no significant impacts can be ruled out for habitats and bird species. No further assessment is required. Please refer to tables 3 and 4 where the answer to any of these questions is yes

		Y/N
1	ONE- OFF HOUSE /SMALL EXTENSION/ ALTERATION TO EXISTING BUILDING	
1a	<p>Is the development a one- off house/small extension/alteration to existing building within an SAC/SPA or within 100m of an SAC/SPA and likely to discharge pollutants or nutrients of a significant nature and amount to surface water within catchments of and SAC/ SPA as part of its construction or operational phase (including the installation of waste water treatment systems percolation areas septic tanks within SAC/SPA or very close proximity)?</p> <p>If the answer to the above question is - no, then no appropriate assessment required - yes, then an appropriate assessment is required - not sure, then an appropriate assessment is required in accordance with the precautionary principle</p>	N
2	DEVELOPMENTS OTHER THAN THOSE DESCRIBED IN 1 ABOVE	
2a	<p>Impacts On Freshwater Habitats Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same and does the development propose to discharge water to or abstract water from the habitat?</p> <p>Sites to consider: Lower River Suir, River Barrow River Nora</p> <p>Habitats to consider: Alluvial Wet Woodland (Lower River Suir) Dry Heath (some steep slopes along River Barrow and its tributaries) Rivers Streams Lakes and Lagoons Old Oak Woodland floating river vegetation.</p> <p>Species to consider: River Lamprey Brook Lamprey, Freshwater Pearls Mussel Nore Freshwater Pearl Mussel Crayfish Twait Shad Atlantic Salmon, Otter Vertigo Moulinsiana</p>	N
2b	<p>Impacts On Wetland Habitats Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or likely to discharge water to or abstract water from the wetland?</p> <p>Sites to consider: Hugginstown Fen Galmoy Fen The Loughans Flood Plain wetlands</p> <p>Habitats to consider: Bogs, Alkaline Fens (Hugginstown and Galmoy) Turloughs (The Loughans)</p>	N
2c	Impacts on Intertidal and Marine Habitats	

		Y/N
	<p>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and marine habitats and species or within the catchment of same and likely to discharge water to or abstract water from the habitats.</p> <p>Sites to consider: Lower River Suir</p> <p>Habitats to consider: Atlantic Salt meadows, Mudflats, sandflats, saltmarsh, estuary</p> <p>Species to consider: Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twate Shad, Atlantic Salmon, Otter</p>	N
2d	<p>Impacts On Woodlands And Grasslands Is the development within a Special Area of Conservation whose qualifying habitats include terrestrial habitats, or in close proximity to same with a likely ecological impact?</p> <p>Sites to consider: Spa hill and Clomantagh Hill, Cullahill Mountain, River Barrow, River Nore, Lower River Suir</p> <p>Habitats to consider: Alluvial Wet Woodlands (River Nore below Inistoge and River Suir at Fiddown Island and Carrick on Suir), Eutropic tall herb vegetation (River Suir at Fiddown Island and Carrick on Suir), and grasslands (Spa hill and Clomantagh Hill, Cullahill Mountain)</p> <p>Oak Woodlands in old estates next to the Nore and Barrow</p> <p>Species to consider: Greenwinged Frog and Bee Orchids (Cullahill and Clomantagh Hill), Nettle Leaved Bellflower and Autumn Crocus</p>	N
2e	<p>Impacts On Birds Is the development within a Special Protection Area, or likely to discharge water to same or likely to have another significant impact on the habitats of Birds in same?</p> <p>Sites to consider: River Nore</p> <p>Species to consider: River Nore: Kingfisher (Alcedo Atthis) - Nesting in river banks</p>	N

Table 3: Determination of possible impacts on Natura 2000 sites.

Where it has been identified in table 2 that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1.	<p>Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).</p> <p>Please answer the following if the answer to question 2a in table 2 was yes</p> <p>Does the development involve any of the following</p>	N/A
1.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
1.2	Abstraction from surfacewater or groundwater within 1km of SAC/SPA.	
1.3	Removal of topsoil within 100 m of watercourses with potential for surface water runoff.	
1.4	Infilling or raising of ground levels within 100m of watercourses with potential for surface water runoff.	
1.5	Construction of drainage ditches within 1km of SAC/SPA	
1.6	Construction within a floodplain or within an area liable to flood	
1.7	Crossing or culverting of rivers or streams within 1km of SAC/SPA.	

1.9	Storage of chemicals, hydrocarbons or organic wastes within 100m of a watercourse	
9	Development of a large scale which involves the production of an EIS	
1.10	Development of quarries, particularly where abstraction is below water table	
1.11	Development of windfarms within 1km of an SAC or with the risk of runoff to an SAC/SPA, particularly during construction	
1.12	Development of pumped hydro electric stations	
2	Impacts on designated wetland habitats (bog, heath, marsh, fen) <i>Please answer the following if the answer to question 2b in table 2 was yes</i> <i>Does the development involve any of the following</i>	N/A
2.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge.	
2.2	Construction of roads or other infrastructure on peat habitats within 1km of a Natura 2000 site of which qualifying interests include peat, fen or marsh (Only Peat habitat at Bruckana - consider Galmoy fen - impact unlikely)	
2.3	Development of a large scale within 1km within a Natura 2000 site, whose qualifying features include fen or marsh, which involves the production of an EIS	
3	Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs) <i>Please answer the following if the answer to question 2c in table 2 was yes.</i> <i>Does the development involve any of the following</i>	N/A
3.1	Impacts on intertidal and marine habitats from potential development which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
3.2	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	
3.3	Dredging within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats	
3.4	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
3.5	Removal of topsoil or infilling within 100m of Natura 2000 sites whose qualifying features include intertidal or marine habitats where potential for surface water runoff exists	
3.6	Development of a large scale within 1km of Natura 2000 sites whose qualifying features include intertidal or marine habitats which involves the production of an EIS	
4	Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes) <i>Please answer the following if the answer to question 2d in table 2 was yes</i> <i>Does the development involve any of the following</i>	
4.1	Works within the boundary of a Special Area of Conservation whose qualifying interests include woodland or grassland habitat types	
4.2	Development within 200m of Natura 2000 site with woodland or grassland habitats	

4.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS	
	Impacts on birds in SPAs Please answer the following if the answer to question 2a in table 2 was yes Does the development involve any of the following	N/A
5.2	Erection of wind turbines within 1km of an SPA	
5.3	All construction works within 100m of SPA (River Nore) including the development of cycle ways or walking routes	
5.4	Infilling of coastal habitats within 500m of intertidal SPA	
5.5	Works within 1km of coastal SPA which will result in discharges to rivers or streams that are directly connected to designated sites	
5.6		

Conclusion: If the answer to question 1 and 2a-e are no or n/a, significant impacts on habitats within Natura 2000 sites and on SPAs can be ruled out. No further assessment is required in relation to habitats or birds. If the answer to any question in table 2 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

Table 4: Consideration of potential impacts on protected species

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	River Nore River Barrow Lower River Suir Note: Otters are a strictly protected species. All breeding sites and resting places are protected regardless of whether or not they are within or external to Special Areas of Conservation	Activities that interfere with river banks.	N
Atlantic Salmon	River Barrow River Nore Lower River Suir	Activities that interfere with water quality levels or the river bed	N
River Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality levels or the river bed	N
Brook Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality levels or the river bed	N
Sea Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas	N

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Twale Snad	Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	N
Crayfish	Lower River Suir	Activities that interfere with water quality or the river bed	N
Freshwater Pearl Mussel	River Sarnow River Nora Lower River Suir	Activities that interfere with water quality levels or the river bed	N
More Freshwater Pearl Mussel	River Nora	Activities that interfere with water quality levels or the river bed	N

Conclusion: If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts are identified on Otters or on Bats outside designated sites, then further information should be sought in the form of a species specific survey. In these cases, appropriate assessment is not required

Habitats Directive Screening Conclusion Statement

Development Type	PART 8
Development Location	FAIRGREEN, CALLAN
Natura 2000 sites within impact zone	NONE
Planning File Ref	PART 8: - 08/16
Description of the project	FAIRGREEN REGENERATION
<i>Scheme</i>	
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s)	
None anticipated	
If there are potential impacts, explain whether you consider if these are likely to be significant	
None anticipated	
<p>Conclusion of assessment</p> <p>Having regard to the precautionary principle it is considered that:</p> <p><input checked="" type="checkbox"/> Significant impacts can be ruled out or AA not required (if project is directly connected or necessary to Management of Natura 2000 site (determined in consultation with NPWS))</p> <p>or</p> <p><input type="checkbox"/> Significant impacts are certain, likely or uncertain (cannot be ruled out). Natura Impact Statement (NIS) is required. Project must be subject to appropriate assessment</p>	
Documentation reviewed for making of this statement.	
AA Guidelines	
Completed By	S. Galvin
Date	6/12/16

Fair Green Regeneration Project

January 2017

Part 8 Display Drawing

Appendix B

Comhairle Chontae Chill Chainnigh
Kilkenny County Council
Part 8 Planning Report



Planning & Development Act 2000-2015
Planning & Development Regulations, 2001 - 2015

Part 8 Ref. No.: P8 08/16

Development: Fairgreen Regeneration Project, Fairgreen, Callan, Co. Kilkenny.

Site Location and Description

The subject site is located within an existing open space/green area within Callan Town and is within the ownership of Kilkenny County Council. The site is flat and access to the site is off Lower Green Lane. The site is bounded to the north and west by established residential development and to the south by the GAA grounds.

Callan Local Area Plan 2009-2020

The subject site is zoned *Open Space* in the current Local Area Plan for Callan.

Site History

No recent on-site history on the subject site.

Screening for Appropriate Assessment

A Screening exercise was completed, which showed that no significant environmental impact is likely on any Natura 2000 site.

Pre-planning

As part of the planning application process the Roads Design Section was advised of planning requirements through a formal pre-planning submission prior to lodging the application.

Referrals

Parks No objection to the current proposal

Area Engineer No objection to the current proposal

DOEHLG (Archaeology Section) No response at time of writing the report

Third Party Submissions

5no. valid Third Party submissions were received

6. Liam Minogue, received on 05/02/2017 on Consult.ie.
7. Liam Egan Little Sunflowers Creche Clonmel Road, Callan, Co. Kilkenny, received on 1/03/2017.
8. Fair Green residents c/o 15 Green Lane, Callan, Co. Kilkenny received on 13/03/2017.
9. Sean Tyrrell, received on 16/03/2017 on Consult.ie.
10. Mike Nolan, received on 20/03/2017 on Consult.ie.

A further submission was received on 21st March 2017 which was outside the statutory time period and was accordingly returned to Mr. Declan Nolan, 2 Greenview Terrace, Callan, Co. Kilkenny.

Proposed Development

The proposal put forward provides for the following:-

- Upgrading of the existing amenities within the green area in Fair Green; Callan, including an extension of the existing playground;
- Repair and replacement of existing playground equipment;
- Provision of an Age Active Area & Passive Recreation Area;
- The implementation of traffic management measures including the introduction of a one-way system and formalised parking areas;
- Provision of new street lighting;
- Provision of footpaths / walking track;

- Resurfacing of existing roads and parking areas;
- The reopening of the access out onto Lower Green Lane;
- Upgrading of the existing entrance at Lower Green Lane;
- Creation of a new exit point from the GAA grounds;
- Surface water drainage improvements

Assessment

The current Part 8 proposal proposes an upgrade of the amenity area in the vicinity of the existing playground. Currently the playground is very well used but has now reached an age where it needs upgrading and requires further features to be added to enhance its usability as a multi-generational space. The existing outdoor gym equipment will be relocated to a better location closer to the proposed age active area which will also comprise seating and decorative planting.

In conjunction with the above, traffic management measures are proposed which include the introduction of regularised parking and a one-way system over certain sections of the existing internal road network. These measures will eliminate the current practice of haphazard parking and provide for a more controlled and safer traffic regime. Measures are also included to prevent vehicles mounting and driving on the existing grass areas. The proposal in its totality will provide for an inviting and more attractive amenity area with regularised and safe access.

The passive recreation area will focus on a more intimate, passive space in which to linger with a concentration on decorative herbaceous planting, utilising where maintenance requirements allow, herbaceous perennials and pollinator friendly species.

The existing large hedge which crosses the green area will be removed as same has created a secluded area which from time to time is subject to anti-social behaviour. To compensate for the hedge removal smaller spaces will be created using low level hedging and shrub planting. These areas will be easy to overlook and oversee, thereby, rendering same less likely to be the scene of anti-social behaviour in the future.

To the west of the green area a paved area will be provided to enhance circulation and provide a base for the existing teen shelter and seating area which overlooks the play facilities, in particular the existing Multi Use Games Area (M.U.G.A).

To the north of the Fair Green, immediately behind the houses on Lower Green Lane, the internal road will be designated local access only. This will limit through traffic using the road whilst allowing residents of Lower Green Lane access to the rear of their properties. A buffer of planting is proposed between this internal local road access and the rear of the properties to enhance resident's privacy. This will be carried out in consultation with residents to ascertain their individual needs. Tree planting, is also proposed in the form of specimen street trees which will be provided to enhance the Green and add definition to the space.

The parking layout is designed to provide 72no. delineated car parking spaces, including 2 no. designated disabled bays at the side of the Community Hall. The traffic flow in general will operate under a one-way system and the entrance with Lower Green Lane at the north eastern end of the Green will be reopened.

In conjunction with the above, it is proposed to provide a walking track around the perimeter of the soccer grounds which will link into the wider amenity area.

The substantially improved visual amenity offered by this scheme will make the area a more attractive place to visit and live, which will in turn support the local business and commercial enterprises and promote a sense of place and pride in the local rural community.

The playground will be designed in accordance EN 11 76 and EN11 77 and the outdoor adult gym to EN 16630.

The roads / traffic element of the scheme shall be designed in accordance with the NRA Design Manual for Roads and Bridges and the DTTaS Design Manual for Urban Roads and Streets.

The issues raised in the Third Party submissions have been referred to both the Roads Design Section and the Parks Section for comment. Each of the submissions was addressed individually and comments attached regarding the content of same.

Submission By	Submission Details	Submission addressed in scheme review	Comments
<p>Liam Egan</p> <p>Owner of Little Sunflower Crèche</p>	<p>Full day care childcare service with the entrance to the crèche located via the Fair Green. The scheme should include:-</p> <ul style="list-style-type: none"> - Signage at the entrance gate to inform people of children playing/ playground ahead /speed signs - Pedestrian crossing from proposed car park are to the Playground - Enclosure of the playground to prevent young children running out onto the road. <p>Recent visit from TULSA where concerns were raised about the local playground used as the outdoor area for</p>	<p>In part</p>	<p>30kph Speed Limit / SLOW ZONE signage will also be provided at the entrance to the Fairgreen under this proposal.</p> <p>The installation of courtesy pedestrian crossing points will be considered at detail design stage.</p> <p>The toddler play area is fenced, there is no plan to fence other play areas within the Green, However, it is noted that traffic volumes are low and traffic calming measures are provided for under the Plan.</p> <p>Comments raised in the submission on foot of a TULSA visit of the Crèche</p>

	<p>the children attending the crèche;</p> <ul style="list-style-type: none"> - Public roadway running between the crèche and the playground - Dogs roaming freely without leads - Playground equipment not suitable for age group of the children attending the crèche - Smaller play area containing climbing frame and swings where dogs could still enter - Circus in the Green and large husky dog tied to circus lorry which was a safety risk to the children. 		<p>are noted. However, there is confusion as to why TULSA inspected the Green / Play areas as same are in public ownership outside the land holding of the Crèche. The onus of child safety is the responsibility of the Crèche with respect to children under their care. The playground is a public playground for the whole community.</p>
<p>Mike Nolan Callan Tidy Towns.</p>	<p>1. Should the name "Fair Green" change to reflect increase in recreational activity e.g "Fair Green Sports Ground" or "Callan Sports Ground"</p> <p>2. Has sufficient parking been provided</p>	<p>In part.</p>	<p>Request to change the name of the Fair Green is outside the scope of the proposal advertised under this Part 8.</p> <p>Signage will be provided for the Sporting facilities in the area as part of this Plan.</p> <p>The green area / parking layout is designed to strike the right balance for its intended use. The layout proposed provides sufficient green area to create an attractive amenity space which will encourage the use of same. The car parking layout provides for 72 no delineated parking bays, including two dedicated disabled parking bays, which is significant in terms of the day to day demand</p>

	<p>3. If grass verge is level with roadway, cars will drive on the grass and new landscaped areas should be protected.</p>		<p>for same, given the level of public / private parking along Green Street.</p> <p>Consultation was undertaken with the sporting organisations during the development of proposal and measures to assist traffic management are included within the Plan.</p> <p>KCC will continue to work with the sporting organisations with respect to the occasional large sporting events.</p> <p>A slip-form kerb will be provided to delineate both sides of the carriageway This kerb will be set 125mm above road level. If cars mount same measures such as the installation of square timber bollards and planting will be considered to prevent this practice.</p> <p>The provision of refuse bins within the Fairgreen will be dependant on the availability of resources to maintain same.</p>
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	4. Are there any rubbish bins to cater for those wishing to dispose of rubbish?		
Liam Minogue	Is it necessary for the access road behind the houses on Lower Green Lane to be two-way? It looks as though the one-way system could continue around and reduce the potential traffic at the playground area where children will be active.	No	<p>The purpose of two-way traffic along the access road to the rear of the houses on Lower Green Lane is to minimise inconvenience to residents and allow ease of access for emergency services.</p> <p>It is also noted that traffic volumes are low and traffic calming measures are provided for under the Plan.</p>
Fair Green Residents.	<p>Very happy with the majority of the proposed changes however concerns regarding the reopening of the road at the space adjacent to 15 Lower Green Lane:-</p> <ol style="list-style-type: none"> 1. Has potential for becoming an open driving circuit for anti-social behaviour even with ramps fitted. Previous behaviour documented on PULSE with An Garda Siochána and reason it was closed. 2. Garda Station is not 24 hour & response time longer as need to come from Kilkenny. 	Yes	<p>The proposed carriageway, along the one-way system, will be reduced to between 3.0 to 3.5 meters wide with a 125mm high kerb on either side. This layout will self regulate traffic speeds.</p> <p>Traffic calming measures are also included under this proposal to reduce traffic speed, including round top speed ramps and Slow Zone signage.</p> <p>Elements of the existing planting, including the large hedge which crosses the green area will be removed. The removal of this secluded area, the</p>

	<p>3. Noise pollution</p> <p>4. Issue of match traffic isn't valid reason to reopen the road permanently as clubs are seasonal and the current exit/entrance is more than sufficient for all the facilities within the Fair Green including GAA and soccer.</p> <p>5. The current entrance/exist does not impact on the residents of Green Lane or Clonmel Road as it is situated between the disused garage on one side and the Parish Hall on the other. The proposal includes the widening of the entrance/widening to facilitate potential traffic flow especially during match times. Request that this is the only access point at all times, except when there is a match with a large attendance.</p> <p>6. The housing development at Lower Green Lane which has been purchased (Bolton Manor) will also have traffic entering and existing at the same proposed reopening junction. Concerns for all residing in the area under the new proposal for the reopening of the road.</p> <p>7. No provision for street lighting at the back of the Fair Green and in front of the GAA grounds which may contribute to anti-social behaviour as the remainder of the Fair Green has been lit.</p>	<p>location of anti-social behaviour in the past, is a further measure to eliminate this unwanted practice.</p> <p>The comments relating to An Garda Síochána are noted.</p> <p>Having considered the level of concern expressed in the submission from the Fair Green Residents. The proposal will be amended so that the access point adjacent to 15 Lower Green Lane will only be opened up to facilitate traffic management with respect to large social / sporting events. It is proposed that demountable bollards will be installed at this access point and an agreement will be put in place with the relevant organisations regarding the removal of same.</p> <p>Traffic behaviour post implementation of the proposed layout will be monitored to determine if additional measures are required to ensure the true benefit of the project is realised by the local and wider community.</p> <p>Street lighting has recently been installed along the internal road network which reduces the likelihood of anti-social behaviour.</p>
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<p>Sean Tyrell</p>	<p>Under Health & Safety the following should be taken into consideration as there is a busy crèche in the locality</p> <ul style="list-style-type: none"> - Signage at the entrance gate to inform people of children playing/ playground ahead /speed signs - Pedestrian crossing from proposed car park are to the Playground - Enclosure of the playground to prevent young children running out onto the road. <p>We have an opportunity to build a playground that helps children build on physical strength, education for all different age levels, opportunity to move away from the standard metal designed playgrounds instead using</p>	<p>In part.</p>	<p>30kph Speed Limit / SLOW ZONE signage will be provided at the entrance to the Fairgreen under this proposal.</p> <p>The installation of courtesy pedestrian crossing points will be considered at detail design stage.</p> <p>The toddler play area is fenced, there is no plan to fence other play area within the Green, However, it is noted that traffic volumes are low and traffic calming measures are provided for under the Plan.</p> <p>The Parks department would be favourably disposed towards the upgrading of the playground with a more natural approach as suggested however this would require buy in from</p>

x

	<p>natural wooden structures. A multi-use game area should also be considered, with small tables with different interactive games, sand and water areas, allotments.</p> <p>Should also consider amenities for the elderly.</p>	<p>the community and support towards on going maintenance which is the case in many playgrounds across the county. There is already a M.U.G.A. in situ and sand play was previously available however due to problems with dogs it had to be removed. Sand and water play is a valuable play experience and should be encouraged but again requires support from the community to treat the play area in the correct manner. All of the above will be budget dependent</p>
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Conclusion and Recommendation

The issues raised in the submissions have been considered by the Planning, Roads and Parks sections and the relevant responses have been detailed above. Overall, the Planning Authority considers that the proposed development is consistent with the zoning objectives for the site and accords with the proper planning and sustainable development of the area and will improve traffic management in the area. The development has been screened for Appropriate Assessment, which showed that no significant environmental impact is likely on any Natura 2000 site.

It is therefore recommended that the Part 8 application for the Regeneration Project at the Fair Green, Callan, Co. Kilkenny, be approved by Council subject to the following conditions.



Suzanne Galvin
Executive Planner

Date 12/06/17

I agree with the above report.

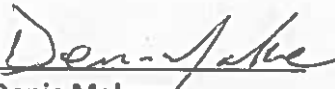


Arlene O'Connor
Senior Executive Planner

Date 12/6/17

Part 8 08-16

I agree with the above report.


Denis Malone
Senior Planner

Date 12/6/2017

Schedule of Conditions to be attached to Part 8 08-16.

1. The development shall be carried out and completed in accordance with the plans and particulars submitted with the Part 8 application.

Reason: To clarify the exact nature of the development authorised under this permission.

2. The proposal will be amended so that the access point adjacent to 15 Lower Green Lane will only be opened up to facilitate traffic management with respect to large social / sporting events. A modified drawing shall be submitted to and agreed with the planning department prior to commencement of showing changes incorporated as a result of submissions.

Reason : To clarify the revisions as a result of submissions received.

3. All playground equipment shall be designed in accordance with EN 1176 and EN 1177 and the outdoor adult gym to EN 16630 standard.

Reason: In the interests of public safety.

4. Where access to the site requires the use of the existing public road, the public road shall be maintained in good order and kept free from dirt/ debris throughout the course of the works.

Reason: In the interests of public safety and residential amenity.

5. All car parking spaces shall be clearly delineated and suitably surfaced in accordance with the site layout plan submitted with the application documents.

Reason: In the interests of traffic and public safety.

6. Planting shall take place within the first planting season following commencement of construction and shall be indefinitely maintained and shall be supplemented or replaced should it fail.

Reason: In the interest of retaining visual amenity.