

## Callan Draft Local Area Plan – Proposed Amendments

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. DCNX.

Deletions in ~~strikethrough~~  
Proposed insertions in *italics*

### 1.2 What is a Local Area Plan (Issues arising)

1.2.4 ~~Colin Buchanan & Partners have also, on behalf on the Kilkenny County Council, produced~~ an Environmental Report in compliance with the European Union SEA Directive (2001/42/EC) and related government guidelines<sup>1</sup> ~~which~~ *which* accompanies this Draft LAP. The central purpose of this report is to provide information on any existing environmental problems in the town, to set out the likely significant effects of the plan on the environment and possible mitigation measures with a view to improving the environmental performance of the LAP.

### 1.3 Legal Status (DCN12)

1.3.1 The *Local Area Plan* is a legal document that replaces the ~~Callan Local Area Plan~~ Development Plan for Callan 2002 -2008. The Callan Local Area Plan 2008-2014 is a separate statutory planning document from ~~that of the~~ Kilkenny County Development Plan 2008 - 2014. The areas adjoining the town boundary are governed by the policies of the Kilkenny County Development Plan 2008-2014, whilst the Callan Local Area Plan governs any development within the town's ~~administrative~~ *administrative* boundary *as defined by this Plan*.

Sections 1.6 and 1.7 – to be deleted

2.5 *Draft Planning Guidelines 'The Planning System and Flood Risk Management' (Sub. DCN4, DCN5, DCN8 and DCN12).*

2.5.1 *The Flood Risk Management Draft Guidelines were published jointly by the DoEHLG and Office of Public Works (OPW) and aim to provide for comprehensive consideration of flood risk, both in preparing plans and in determining applications for planning permission. The core objectives of the Guidelines are to:*

- *Avoid inappropriate development in areas at risk of flooding;*
- *Avoid new developments increasing flood risk elsewhere, including that which may arise from surface run-off;*
- *Ensure effective management of residual risks for development permitted in floodplains;*
- *Avoid unnecessary restriction of national, regional or local economic and social growth;*
- *Improve the understanding of flood risk among relevant stakeholders;*  
*and*
- *Ensure that the requirements of EU and national law in relation to the natural environment and nature conservation are complied with at all stages of flood risk management.*
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2.5.2 *The Guidelines recommend the application of the sequential approach for taking account of flood risk. The sequential approach works by guiding development away from areas that have been identified through a flood risk assessment as being at risk from flooding. The Guidelines also outline details of a justification test which assesses whether a development proposal within an area at risk of flooding meets specific criteria for proper planning and sustainable development and demonstrates that it will not be subject to unacceptable risk nor increase flood risk elsewhere.*

2.5.3 *With regard to project-level developments, the Guidelines require developers and their agents to:*

*Carefully examine their development proposals to ensure consistency with the requirements of the guidelines including carefully researching whether there have been instances of flooding on specific sites or potential for flooding and declaring any known flood history in the planning application form as required under the Planning and Development Regulations 2006.*

*Engage with the planning authorities at an early stage, utilising the arrangements for pre-planning application consultation with regard to any flood risk assessment issues that may arise.*

*Carry out a site-specific flood risk assessment, as appropriate, and comply with the terms and conditions of any grant of planning permission with regard to the minimisation of flood risk.*

2.5.4 *Flood Risk Assessments (FRAs) aim to identify, quantify and communicate to decision-makers and other stakeholders the risk of flooding to land, property and people. The purpose is to provide sufficient information to determine whether particular actions (e.g. approving applications for proposed development) are appropriate.*

2.5.5 *The purpose of a site-specific flood risk assessment is to assess all types of flood risk for a new development. FRAs identify the sources of flood risk, the effects of climate change on this, the impact of the development, the effectiveness of flood mitigation and the residual risks that remain after those measures are put in place. The responsibility to screen for and carry out a FRA lies with those proposing the development in consultation with the LA and emergency planners.*

2.5.6 *In addition to flooding from coasts and rivers, the Guidelines include advice on assessing flood risk from other sources, for example overland flow and areas prone to surface water flooding.*

2.6.4 Retail policy (Issues arising)  
change 'district centre' to 'town centre' in paragraph

### 3.1 Location

The town has a rich a rich historical environment, acts as an attractive market and service centre for the surrounding area *and is traversed by the King's River.*

### 3.6 Transport and Access (Issues arising)

3.6.1 4<sup>th</sup> line "connections to employment bases such as *Kilkenny, Clonmel and Waterford.*"

### 3.7 Topography and Geomorphology

*Geomorphology is the study of land forms and the processes that shape them, and includes fields of study such as geology, geodesy, geography and archaeology. The primary influence on the study area has been Caledonian folding that has shaped the study area and the wider region, resulting in isolated hills circa sixty metres OD. Subsequently successive ice ages severely altered the study area with contrasting upland and lowlands where upland areas have poor soil and lowlands have been deposited with soil forming tills as a result of glacial drift.*

### 3.7.3 delete paragraph (Issues arising)

~~3.7.4 Callan is situated in the Kilkenny Western Basin which~~ *The lowland character unit within which Callan is situated is an area characterised by tillage and pastureland uses. Key features such as the gentle topography and low hedging allows for clear open and extensive landscape views. (Issues arising)*

### 3.8 Water supply and Wastewater treatment (Issues arising)

*River water quality in the King's River is of poor status and this diminishes the capacity to further assimilate pollutants. To remedy the situation there is no alternative than to ensure that sufficient capacity exists, or is installed, at the Callan municipal wastewater treatment plant. This design must ensure that water will be treated to the highest relevant standards (Salmonid water quality) and has sufficient capacity to deal with projected increases in population.*

### 3.11 Open Space and Amenity

#### 3.11.2 at the end of this paragraph insert the following: (Issues arising)

*John Locks GAA is private and is surrounded by high walls on all sides. It is generally inaccessible to the public except in the context of GAA activity.*

#### 3.11.4 Add Class III – Civic Spaces (DCN12)

##### *New heading Class III – Civic Spaces*

*St. Mary's Church and graveyard, located on Green Street has significant potential as a pocket park that would provide a tranquil area and improve the environmental quality of the town centre.*

#### 3.13.3 Historic Environment (Issues arising)

The town has three national monuments in the ownership or guardianship of the Minister or a local authority, ~~three of which are located in Callan:~~

### 3.16 Architectural Conservation Areas (DCN12)

*3.16.1 The Department of Environment, Heritage and Local Government guidance relating to the designation of Architectural Conservation Areas (ACA) describes an ACA "is a place, area, group of structures or townscape, taking account of building lines and heights, that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or that contributes to the appreciation of a protected structure, and whose character it is an objective of a development plan to preserved". An ACA should recognize the value of groups of buildings and settings and allowing them to be treated as a whole.*

*3.16.2 The purpose of the designation will be to manage change, affording greater control over the form of development and reducing instances of inappropriate development and demolition. This character is often derived from the collective value of an area's buildings, their setting, landscape and other locally important features developed gradually over time. It*

*is usually an expression of our culture and identity and contributes significantly to the quality of our lives.*

*3.16.3 Numerous established conservation designations are located within the Plan area. These reflect the important architectural, cultural and historic attributes associated with the town. The proposed boundary of the ACA includes 21 structures on the Record of Protected Structures, a significant percentage of the total entries within the town boundary. In addition, the National Inventory of Architectural Heritage (NIAH) identifies 62 structures of interest within the ACA, which acts as further evidence of the architectural merit within the town. Finally the National Monuments Service has designated a large portion of the town of Callan as a zone of archaeological potential totaling 54.34 hectares.*

### *3.17 Medieval Core*

*3.17.1 The town was established in this area circa 800 years ago with the first town charter being signed in 1207. The medieval core of the town developed during this time encompasses the Mill Street, Upper and Lower Bridge Streets, Coyne Street, Mill and Clodine lane. The streets are narrow and winding and centre primarily on Upper and Lower Bridge Street. The town at this time was also concentrated around three focal points, the Augustinian Friary north of the Kings river, the Motte and St. Marys Church, see Figure 3.10 on the south bank, which reinforced the strong north south emphasis of the early town layout.*

*3.17.2 There are no predetermined grids or angles, but rather an organic layout with layout and building lines responding to natural and historic features and contours. Informal crossing points or fords at the King's River, connecting the North and South of the town are visible at the junction of Clodine lane and the King's River. The interaction between the built environment and river is limited with structures, as is usual in most towns from this era, turning their back on the river, which was used primarily as a means of waste disposal.*

*3.17.3 Callan's medieval morphology is expressed by the dense arrangement of long narrow plots along its meandering linear street line and narrow laneways. Due to the diminutive street dimensions building heights have been restricted to two to three storeys and limited private space has been provided to the rear of the buildings that front onto the main thoroughfares.*

*3.17.4 Although the dereliction of historic properties has become a problem in recent decades the character of buildings have significant architectural merit. The majority of the buildings within this area were built in the 19th century, with the associated characteristics of narrow building plots (5 – 7.5 metres), vertical emphasis fenestration, smooth render building finishes and traditional shop fronts evident, see*

*3.17.5 There is a distinct cross pattern to the street layout in the centre of Callan, with the four most significant streets converging on one central point offering a focal point for the urban form. Several ancillary streets / laneways adjoin the four primary thoroughfares offering access to private space; such laneways significantly contribute to the character of the space. A contrast between the narrow built environment of the medieval core is offered by the bridging point over Kings river affording patrons views of Kings river and associated flood plain. The elegantly designed bridge represents an attractive feature of civil engineering heritage, and has historical significance as the central arch was destroyed during the troubles in the early 20th century, see Figure 3.12.*

### *3.18 19th Century Extension*

3.18.1 A significant extension to the town was constructed in the 19th century primarily consisting of Green Street south of the medieval core. The resulting extension offers a contrast to the narrow streets of the central area, with the street dimensions in some places exceeding twenty metres. The resulting streetscape and its generous dimensions have a formal thoroughfare character that has been augmented by the buildings that front onto it.

3.18.2 A neat group of landmark public administration buildings offers the street a formal setting, with larger plots and classical style facades, see Figure 3.13. The resulting assemblage represents the civic quarter of Callan which contributes pleasantly to the streetscape value of Green Street. The area has been the socio economic centre for the town and its' environs since its establishment. Significantly present economic uses have concentrated on the 19th century extension to the town due to the areas ability to accommodate larger floor plates.

#### 4.2.6 Growth projections 2020 (Arising from changes in zoning)

Residential zoning capacity set out in Callan Local Area Plan 2008 - 2014 Plan will also influence the growth of Callan. As within the subsequent analysis of the existing and proposed residential zoning capacity, 40.9 ~~34.29~~ha of residential land will be available for future development. Using residential density figures of 24.71 homes per hectare (Model Housing Strategy guide, 2000), and average household size in Kilkenny as 2.88 heads per household this capacity would be sufficient to accommodate an additional 1,010 ~~847~~ households and ~~2,439~~ 2,903 persons. This remaining zoning capacity when added to the current estimate of population figure could over the longer term realise a total population of ~~5,001~~ 5,470 persons.

**Table Error! No text of specified style in document..1: Capacity for Population Growth**

<b>Residential Land Available for Future Development</b>	<b>No. of Dwellings (Residential Density of 24.71 Homes per ha)</b>	<b>Population (based on average household size of 2.88)</b>
40.9 <del>34.29</del>	847 1,010	2,439 908

#### 4.6 Development Strategy [DCN2, DCN7, DCN10, DCN11, DCN14 & DCN16]

##### Summary of Proposed zoning Amendments

This Plan include a number of proposed zoning amendments, which are summarised in this section and shown in relation to existing figures in Table 4.2. *Remaining capacity as highlighted in the final column of this table refers to zoned land without planning permission. Figure 4.1 illustrates this in terms of residential zoning.* These changes are also indicated graphically on the zoning map that accompanies this Plan.

*Table: Current and Proposed Zonings (hectares)*

	<b>Current</b>	<b>Proposed</b>	<b>Remaining Capacity (proposed zoning)</b>
<b>Residential</b>	103.19	98.4 <del>101.21</del>	40.9 <del>34.29</del> (ex. capacity in mixed use areas as of Oct 08)
<b>Industrial</b>	30.22	24.3 <del>20</del>	12.55
<b>Open Space</b>	14.68	12.6 <del>0</del>	-
<b>General Business</b>	11.23	14.1 <del>13.03</del>	3.79
<b>Community</b>	12.94	14.9 <del>34</del>	-
<b>Agricultural</b>	1.38	16.8	
<b>Mixed Use</b>	0	9.8 <del>7.69</del>	7.69
<b>Total</b>	<b>176.33</b>	<b>187.85</b>	

#### 4.7.2 Mixed Use

9.8 ~~7.69~~ hectares of land has been zoned for mixed use development

#### 4.7.6 Residential

*The plan proposes residential zoning of ~~101.21~~ 98.4 hectares which represents a decrease of ~~1.98~~ 4.79 ha. Additional lands have been zoned at Bolton, and Cannafahy and North of the town off the Maxtown Road in Castletobin West. Lands along the Minnaun Road, formally zoned residential have been re zoned from residential for agricultural purposes (~~formerly zoned residential~~).*

*An analysis of capacity shows that ~~34.29~~ 40.9 hectares of zoned residential lands, which has not been subject to planning application, remains. At a residential density figures of 24.71 homes per hectare, this land has the capacity to provide an additional 1,010 ~~847~~ housing units which would allow the town to reach a total population of 5,470 ~~000~~. This is consistent with the target population range set out in the South East Regional Planning Guidelines and sufficient to meet the nine year housing land requirement set out in the Development Plan Guidelines.*

#### 4.7.8 Flood Risk

Delete paragraph

#### 5.2 The location of new retail development (DCN6)

R1: It is the specific objective of the Retail Strategy and the Local Area Plan to ensure that the vitality and viability of district towns is maintained and enhanced. To achieve this, the ~~Local Area Plan~~ will support

- Callan town ~~centre~~ as the focus of all major new retail development;
- development that encourages the appropriate re-use, regeneration of derelict, vacant and underutilised sites and in particular vacancies and underused sites on Green Street, Bridge Street and Mill street;
- a new convenience store in or around Bridge Street to address the need generated by the development of new communities North of the Kings River;

- the development of a number of opportunity sites in the town centre; and
- the sequential approach and the assessment criteria outlined in the County Development Plan will be applied to any proposals for retail development within Callan.

*New Section after 5.2 Retail Opportunity Sites DCN6, DCN7, DCN14 and DCN16*

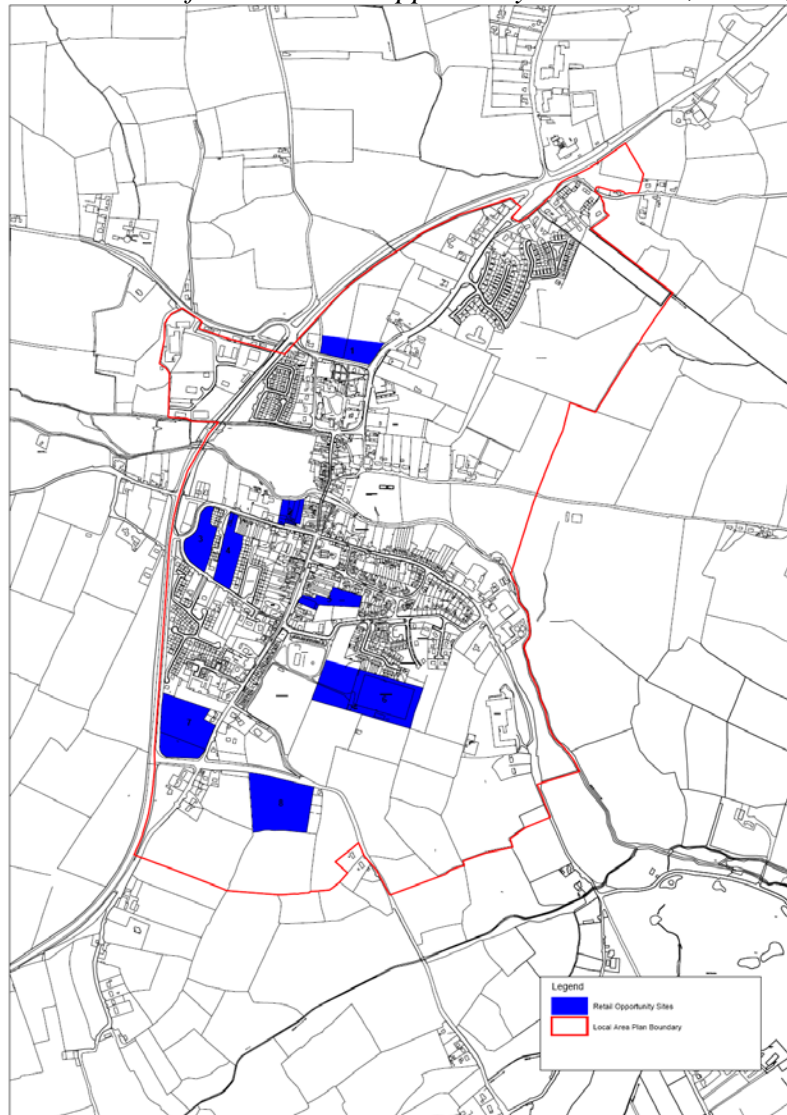


Figure: Retail Opportunity Sites  
Retail opportunity sites

***Haggardsgreen (Map reference 1)***

*This site is located north of Kings River on the connecting road between the National Secondary Road (N76) and the Kilkenny Road. It is circa 0.71 ha in size, which, having regard to national precedents, is capable of accommodating a significant quantum of retail development. The greenfield nature of the site significantly increases the capability of the site to accommodate varying types of retail development. Good vehicle accessibility will support retail activity here due to its close proximity to both the N76 and the Kilkenny Road. The site is also in close proximity to emerging residential communities to the north of the town and approximately 500 metres from the town centre.*

*The primary constraint to development would be the distance from the site to the town centre. Taking the intersection of Mill Street, Green Street, Bridge Street and West Street, the site is 500 metres from this point, with national policy favouring sites within 400 metres of the town centre. Additionally north west of the site there is significant a stand of trees which has been indicated on the environmental constraints map. Old stone walls on the sites perimeter should be retained.*

*The site is a considerably important site in the context of improving retail provision in the town given that it is the only retail opportunity site identified in the north of town and capable of serving the new communities arising in this location. Given its location with respect to Bridge Street, retail development should seek to support regeneration opportunities for Bridge St.*

### **West Street (Map reference 2)**

*This site, located in the centre of the town on West Street, comprises approximately 0.47 hectares of land and has the potential to accommodate a significant quantum of retail development. Development of this site would help to consolidate activity in the town and make efficient use of underutilised land and buildings.*

*There is potential to gain vehicular access from West Street, however consideration would be needed to cater for additional traffic movements at this location. Where appropriate, development should provide for high quality pedestrian linkages and explore potential for retail synergies with the existing facilities within the town.*

*The historic centre of the town of Callan designated as a zone of archaeological potential. The site is located within this boundary and also includes a monument comprising of a Castle – Tower House, which appears to be the partial remains of Skerry's castle which defended the town during Cromwellian invasion in 1650.*

*The site is also located within the proposed Architectural Conservation Area and close to the Special Area of Conservation. The potential for flooding must also be considered due to its proximity to the Kings River. Evidence of this threat is illustrated through the presence of localised flooding in close proximity to the site, the existence of benefitting lands designated by the OPW.*

### **Chapel Street / West Street (Map reference 3)**

*This site bounded by Chapel Lane and West Street, is circa 1.026 hectares and is located close to the western boundary of the plan area in close proximity to the N76. The potential of this site to accommodate retail development is related to its proximity to the town centre, the ease of vehicular access due to the proximity of both local and regionally important roads. It is a greenfield site with associated benefits for development.*

*This site is also located within the zone of Archaeological Potential and is adjacent to the proposed Architectural Conservation Area.*

### **Chapel Street / West Street 2 (Map reference 4)**

*This site is located east of the previous site (Map reference 3) and is similar to this site in terms of characteristics and constraints. It is a greenfield site of circa 1.017 hectares. It also benefits from close proximity to the town centre and ease of vehicular access from West Street, Chapel Lane and the N76.*

*Due to the site's location in the centre of the town, several constraints regarding the historic landscape of the town must be considered. The site is in close proximity to and includes a structure included on the National Inventory of Architectural Heritage, the site is also within the zone of Archaeological Potential and is adjacent to the proposed Architectural Conservation Area.*



***Green Street (Map reference 5)***

*The Green Street site is located within the retail hub of the town and includes an area of 0.6722 hectares. The site identified represents a clear opportunity to provide infill or backland development in the town and would provide for linked trips to other locations within the town. As a result it would provide for the efficient use of land and would support vitality and viability of the town. Significantly, in conjunction with the relocation of the medical centre, there is a genuine opportunity to create a new pedestrian link to New Market Lane. This would support the re use of the Callan Co-operative shop/warehouse which forms part of the town's commercial and industrial heritage.*

*The backland context would provide some constraints to any potential development on the site and as with other sites in town is located within the zone of archaeological potential and adjacent to the proposed architectural conservation area.*

***John Lockes GAA site (Map reference 6)***

*This site is circa 3.743ha and located south of Lower Green Lane and east of the Fair Green. A large portion of the site comprises the current playing fields of John Lockes GAA.*

*The large quantum of land has significant potential for retail development with national precedents illustrating the potential to accommodate in excess of 3,000 square metres of development. The positive characteristics of the site include its proximity to the town centre, approximately 400 metres, and the greenfield nature of the site. However, new road networks proposed in the Plan would be required in order to provide the development with adequate vehicular access. This is the primary constraint relating to the development. From a heritage perspective, the site is also located within the zone of archaeological potential.*

***Prologue (Map reference 7)***

*This site is located in the south west portion of the plan area, bounded by the N76, the Clonmel Road and the Coolagh Road. It is circa 2.34 hectares in size and benefits from proximity to the local road network. The greenfield nature provides for minimal physical constraints however its location at one of the major gateways to the town would mean that detailed consideration should be given to massing, design and associated visual impact. A stone wall located to the perimeter of the site would also need to be retained.*

*Several constraints are evident in relation to this site, the distance to the town of approximately 650 metres has the potential to adversely impact on the vitality and viability of the town centre. More significantly however, recent retail development proposals for this site were refused on appeal by An Bord Pleanála refused permission at appeal stage citing the reasons above in addition to concerns over the destruction of a stone wall on the site.*

***Cannafahy (Map reference 8)***

*This site is located at the southern extreme of the plan area, located on Coolagh Road approximately 300 metres east of the N76. The site of circa 2.69 hectares, which is currently greenfield in nature has significant potential to accommodate retail development. The positive characteristics of this site include, ease of vehicular access via the Coolagh Road and the potential to improve pedestrian linkages with the existing built fabric.*

*Constraints to development include the distance of the town centre in excess of 700 metres which has the potential to adversely impact on the vitality and viability of the town centre. The site is located in close proximity to trees that could be considered significant as indicated on the environmental constraints map.*

**5.3 Major New Retail Development (issues arising)**

4<sup>th</sup> bullet point to read as follows: Provide suitable car parking, ~~in accordance with the Kilkenny County Development Plan 2008-2014 car parking standards, which caters for catering for~~ the immediate and anticipated future demands of the development.

#### 5.4 Quantity of New Retail Floorspace (issues arising)

R3: ~~Whilst it is not appropriate to prescribe the capacity for additional floorspace, for retail proposals above 500m<sup>2</sup> gross floorspace threshold set for both convenience and comparison floorspace~~ a retail impact assessment will be required in accordance with the County Retail Strategy.

#### New Section after 5.5: *Retail Warehousing (DCN7)*

*R4: In smaller centres such as Callan, development should be of a scale appropriate to the size of the centre in order to minimise the potential for adverse impact on the town centre. Specific criteria have been developed in the County Development Plan and Retail strategy against which the merits of out of centre retail applications can be judged.*

*In accordance with the Retail Planning Guidelines, applications on out of centre sites are normally considered inappropriate where there is no need for the scale of development proposed. The County Retail Strategy sets out that the provision for bulky good floorspace to be provided in designated District Centres. Regarding proposals of this type, therefore the onus will be on applicant to clearly demonstrate consistency with the criteria set out in the adopted County Plan and Retail Strategy.'*

#### 5.5 Town Centre (DCN1)

*In accordance with the Callan Traffic Management Scheme, 2004, which seeks the provision of parking bays on West Street and Green Street, improvements to off street car parking and on street car parking provision and configuration will be sought particularly where there is an identified benefit for road safety and reduction in visual impact on surrounding townscape. Traffic calming measures should be introduced as appropriate.*

#### 5.6 Residential Development (DCN10)

##### **SO1: Community Housing**

<b>Specific Objective</b>	<b>Action By</b>	<b>Timescale</b>
<i>To provide for community based housing on the basis that there is no adverse effects on the National Monument or Special Area of Conservation (See Figure XX Development Objectives map)</i>	<i>Camphill Community Local Authority through the development control process.</i>	<i>Ongoing from the adoption of the plan</i>

#### 5.7 Phasing of New Development (DCN7)

Delete section

#### 5.8 Transport and Connectivity

*T2: The Council will seek an upgrade of the existing N76 Callan bypass after the completion of the M9/M10 motorway project with a view to facilitating traffic movements traversing the N76 in an east to west and west to east direction.(DCN15)*

Action:

To support the provision of pedestrian / cycle access, through provision of bridge infrastructure in order to enhance connectivity between the town and the Motte. ~~Funding mechanisms for their provision will be outlined within an associated development contributions scheme.~~  
(Issues arising)

*The Council will progress the delivery of a Traffic Management Plan for the town subject to the availability of funding resources. Sub. DCN1*

### 5.9 Walking and Cycling

#### **SO2: Improving Pedestrian Connectivity (DCN17 and 18)**

<b>Specific Objectives</b>	<b>Action By</b>	<b>Timescale</b>
<i>To provide a walking and cycling routes from Clodeen Lane to the car park at the friary meadow. (See Figure XX Development Objectives map)</i>	<i>Kilkenny County Council</i>	<i>Ongoing from the adoption of the plan.</i>

### 5.11 Flood Risk (Sub. DCN4, DCN5, DCN8 and DCN12)

*F1: In areas at risk from flooding, ~~principally~~ particularly at riverside locations) a precautionary approach will apply and ~~a setback of 10 m will be required whereby development will not generally be permitted and uses will be constrained~~ the methodology set out in the Planning Guidelines 'The Planning System and Flood Risk Management' will be applied to development proposals.*

~~Examples of appropriate uses include recreational facilities, certain types of industry, with the exception those that require fertiliser storage, and warehousing designed to be flood resistant and/or insensitive. In all cases, for applications on or adjacent to these areas, a flood impact analysis and appropriate design measures will be required.~~

~~F2: Appropriately designed development, which is not sensitive to the effects of flooding may be permissible in areas at risk of flooding provided it does not reduce the flood plain area or otherwise restrict flow across floodplains.~~

*F2: The Council will support the introduction of attenuation measures that would reduce levels of surface water discharge into the main water course, thereby reducing the risk of flooding and supporting improvements to the quality of water. To do this, the Council will encourage surface water management for all green-field developments, whereby surface water run-off will be limited to pre-development levels.*

*In the case of brown-field development, while existing surface water drainage measures will be taken into account, some attenuation measures for surface water may be required at the discretion of the planning authority in the interests of balanced and sustainable development.*

*In line with the above Kilkenny County Council will consider all drainage proposals consistent with SUDS (Sustainable Urban Drainage Systems). In the design of surface water systems, regard shall be had to the Greater Dublin Regional Code of Practice for Drainage Works and associated GSDSDS technical documents.*

### 5.12 Infrastructure Waste Water Treatment Works

*IN2: To upgrade the existing Waste Water Treatment Facility for Callan to accommodate development as proposed in this Local Area Plan to enable development as proposed in this Local Area Plan and that improvements are sufficient to meet standards required to avoid significant adverse effects on the River Nore and River Barrow SAC.. Sub. DCN4, DCN5*

### 5.13 Open Space Requirements

Table 5.1 Open Space Requirements for Class II – Local Parks

Open Space Requirements	Current	2008-2014	2008-2020
Population (Future Prediction)	<b>2,303</b>	<b>2,562</b>	<b>5,004 5470</b>
Increase			
Development Plan Standard (hectare per thousand people)	2.4	2.4	2.4
1. Mill race	0.039	0.039	0.039
2. Motte	4.27	4.27	4.27
3. Friary Meadow	2.95	2.95	2.95
4. Fairgreen	4.5	4.5	4.5
5. John Lockes GA A	2.41		
Total Open Space Recorded	14.169	11.759	11.759
Open Space Required for the town of Callan	5.52	6.14	<del>42.00</del> 13.12
Surplus/Deficit of open space Future	8.64 surplus	5.619 surplus	<del>0.241</del> <b>1.369</b> deficit

#### Enhancing Open Space Provision (DCN12)

OS3: New development should enhance the quality of and access to existing open space and where necessary create areas of new open space. This approach is based on quantitative standards as set out in Table 5.3 and the provision of access to local parks within 400m or 5 /10 minute walk of residential areas. This will be achieved by:

- *Improving access to and management of public spaces in the town;*
- *Protecting and enhancing a site's natural features and biodiversity;*

Action (DCN12)

**SO3: Provision of a Public Space at St. Mary's Church and Graveyard**

<b>Specific Objective</b>	<b>Action By</b>	<b>Timescale</b>
<i>To allow for a potential public space /pocket park at St. Mary's Church and graveyard through development of a management plan by key stakeholders that takes into account built heritage constraints. (See Figure XX Development Objectives map)</i>	<i>Kilkenny County Council / Office of Public Works</i>	<i>Ongoing from the adoption of the plan.</i>

OS4: As a consequence of amending the zoning objective with respect to the John Lockes GAA pitch and in line with draft government guidelines 'Sustainable Residential Development in Urban Areas' it is the policy of the plan to seek qualitative enhancements to open space at the Fairgreen. These qualitative enhancements may include:

- *Protection and enhancement of the natural features and biodiversity of the site; (DCN12)*

5.13.4 Natural Heritage/Biodiversity (DCN12)

*Refer to Chapter 8 of the County Development Plan for the policies and actions relating to natural heritage in the county.*

NH1

*Where development proposals are made along the riparian corridor, ensure that a condition of consent is to establish a vegetated strip along the river in consultation with the National Parks and Wildlife Service.*

**Action**

~~In conjunction with assessment required by habitats regulations, designate an appropriate riverside buffer that protects conservation objectives and integrity of the SAC and assists in the management of flood risk.~~

OS3

Action (Issues arising)

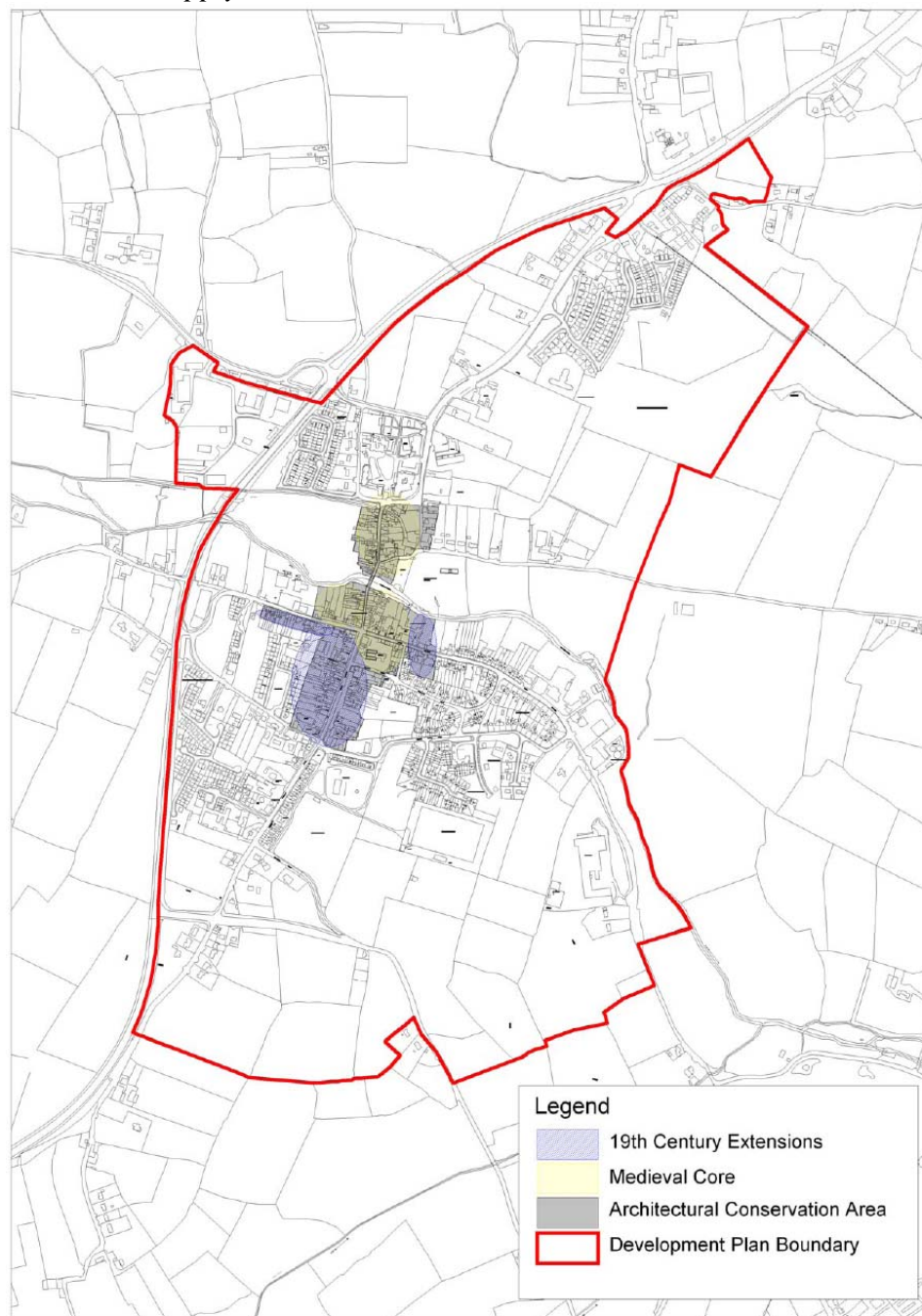
To develop a neighbourhood park to the north of the town, *with a children's play area.*

5.14 Architectural Conservation Areas (DCN12)

*The preservation of the character of the Callan Town ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of Callan Town's built heritage and contribute to its attractiveness. The designated area of approximately 10.12 hectares is located in the historic medieval core of Callan, illustrated in **Figure 5.3**, and includes portions of Mill Street, Green Street, Market Lane, West Street and Upper Bridge Street.*

*Two subsections within the ACA have been identified due to their contrasting characteristics. The characteristics of the medieval core accurately reflect the genesis of the town 800 hundred years ago with the dominant characteristics being the narrow street dimensions and narrow building plots. The second subsection consisting of the 19<sup>th</sup> century extensions to the town contrasts the medieval core, with generous street dimensions and classically styled civic buildings.*

*The designation of the ACA for Callan has taken into account the aforementioned characteristics in defining a spatial boundary within which distinct planning and preservation controls will apply.*



**Figure Error! No text of specified style in document..1: Callan ACA Boundary**

#### New Section after 5.14 Protected Structures (DCN12)

*The effect of Protected Structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and enhanced. Works which would, in the opinion of the Planning Authority, have material effect on the character of the structure will require planning permission. It is important to note that not all works to a Protected Structure will constitute material alterations but that some works which would be exempt to an ordinary structure may require planning permission when carried out to a Protected Structure.*



*Under Section 57 of the Planning and Development Act 2000, owners and occupiers of protected structures may request a declaration from the Planning Authorities as to the type of works that it considers would or would not materially affect the character of the structure and consequently, which works would or would not require planning permission.*

*RPS1: Protected Structures*

*In order to protect and preserve buildings, features and sites of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest as highlighted in Appendix 1 of this plan, the County Council will require:*

*an architectural heritage assessment/architectural impact assessment report to be submitted with all application relation to Protected Structures This should be prepared in accordance with Appendix B of the “Architectural Heritage Protection, Guidelines for Planning Authorities”.*

*RPS2: Protected Structures*

*To encourage and apply flexibility in order secure the appropriate reuse, renovation and rehabilitation of a Protected Structure*

*National Inventory of Architectural Heritage*

*The NIAH forms the basis of the proposed additions to the RPS. The NIAH study of Castlecomer identified ninety eight structures within the confines of the LAP area, with each designation given a national, regional or local importance classification. One designation was classified as national importance, ninety four of regional importance with the remaining three classified as locally important.*

*HL1: Historic Landscape*

*It is the policy of the Council to protect and enhance the historic landscape and character of Callan. In view of this policy, the Council will encourage the protection of those structure included on the National Inventory of Architectural Heritage. designated structures within Callan and include all structures classified as regional importance or above within the Record of Protected Structures.*

*Action:*

*To make additions the Record of Protected Structures on a phased basis using the provisions of Part IV of the Planning and Development Act 2000 – 2006 in accordance with the recommendations by the Minister as set out in the National Inventory of Architectural Heritage.*

*The Council will seek include all structures with regional or national importance on the Record of Protected Structures.*

5.17 Community Facilities (issues arising)

CF1: ~~shopping facilities~~

CF2: It is a specific objective of the Local Area plan to allow for the development of a new primary Health Care facility at Callan workhouse. ~~The development of this primary care facility should seek to a deliver high quality design by providing:~~

~~A quality internal environment and public realm;~~

~~Adaptability of layout, structure and lighting whereby new operational practices can be accommodated;~~

~~Inclusive design and access for all, creating a facility and place that everyone can use; and~~

~~Where appropriate, landscape features and quality of adjacent open space.~~

### 5.18 Educational Requirements

Changes to numbers to take account of zoning changes.

Table 5.2: Land Use Zoning Objectives

Change Residential as follows:

Residential: Permitted Uses: Dwellings, open spaces, places of worship, community facilities, halting sites, public service installations, childcare facility, nursing homes, Bed and breakfast establishments and guesthouses, home-based economic activity, parks and open spaces, playing fields, local convenience shop, nursing homes, and medical centre.

Insert new category: (Recommendation from AA)

<i>Amenity / Open Space / Green Links / Biodiversity Conservation</i>	<i>To allow for amenity / open space / green links / biodiversity conservation purposes.</i>	<i>Open space, playgrounds and facilities associated with active recreational uses.</i>	<i>Café, club house and associated facilities / recreational building, golf course, water based recreational activities, agricultural buildings.</i>	<i>Uses that may affect the integrity of the River Nore and River Barrow SAC designation which extends to include the Kings River.</i>
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<p><b>Prologue Area 3 (DCN3)</b></p>	<p>To enhance tourism facilities <i>and retail facilities</i></p>	<p>Hotels and ancillary uses such as leisure facilities, recreational buildings, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls, <i>convenience retailing</i></p>	<p>Dwellings, offices, public buildings or places of assembly, cultural or educational buildings  other uses as permitted and open for consideration within residential zoning</p>
<p><b>Area 5: Cannafahy (DCN7, 14 and 16)</b></p>	<p>To provide for commercial office uses, <i>discount and neighbourhood retailing</i></p>	<p>Commercial uses such as financial services Live work Units <i>Neighbourhood and discount retail</i></p>	<p>other uses as permitted and open for consideration within residential zoning</p>
<p><b>Area 6: Haggards green DCN2</b></p>	<p><i>To provide for neighbourhood or convenience retailing</i></p>	<p><i>Dwellings, retailing, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, hotels, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls and live work units</i></p>	<p><i>Other uses as permitted and open for consideration within residential zoning</i></p>

## 7.1 Area 1: ~~Town Centre~~ Retail Opportunity Sites (DCN12)

### 7.1.1 Introduction and Context (DCN6, DCN7, DCN14 and DCN16)

*The sites vary in size and are as follows:*

- a) *Haggardsgreen, approximately 0.71 ha north of the Kings River*
- b) *West Street, approximately 0.47ha*
- c) *Chapel Street / West Street, approximately 1.026ha Site to the south of Mill street on the western edge of town boundary*
- d) *Chapel Street / West Street 2, Approximately 1.017 ha Site immediately east of previous site*
- e) *Green Street, approximately 0.67ha Site north of bank on Green Street*
- f) *John Locke's GAA site, approximately 3.743ha located south of Lower Green Lane and east of the Fair Green.*
- g) *Prologue, approx 2.34 ha bounded by bounded by the N76, the Clonmel Road and the Coolagh Road*
- h) *Cannafahy, approx 2.69 ha located off the Coolagh Road*

All sites have been identified as opportunity sites with potential for a range of general business uses, specifically retail.

New heading: *Natural Environment*

*Developments will be required to protect and enhance biodiversity and existing natural features of the site.*

## 7.2 Area 2: Bolton

7.2.1 The site is approx 22 ha and has been zoned for *a mix of residential and industrial uses.* (issues arising)

### 7.2.3 Mandatory Site objectives (DCN 18)

*To provide:*

- *A new link road road between the R699 and the R698 with cycleways and footpaths;*
- *Access for pedestrians and cyclists between the GAA lands and the Fair Green;*

## 7.3 Area 3: Prologue (DCN12)

New heading: *Natural Environment*

*Developments will be required to protect and enhance biodiversity and existing natural features of the site.*

### 7.3.3 Mandatory Objectives(DCN 18)

*The development of this area must include:*

*Mix of uses with specific focus on tourist related facilities*

*Access through the sites and increase in the permeability of this area of the town.*

## 7.4 Area 4: Clashacollare (DCN12)

New heading: *Natural Environment*

*Developments will be required to protect and enhance biodiversity and existing natural features of the site.*

### 7.4.3 Mandatory objectives (DCN18)

*To provide:*

*New public open space and play facility  
High quality, energy efficient and accessible residential environments;  
Create mixed communities;  
To support compact development with a fine urban grain and associated amenity space and community facilities;*

#### 7.5 Area 5: Cannafahy (DCN7)

The Cannafahy development area ~~is referred to a Strategic land reserve for the town of Callan and~~ is located to the most southern end of the town.'

New heading: *Natural Environment*

*Developments will be required to protect and enhance biodiversity and existing natural features of the sites.*

#### 7.5.3 Mandatory Objectives (DCN18)

*To provide:*

*Good quality and direct pedestrian linkages with the town  
Road safety and traffic calming through provision of signalised pedestrian crossing at the appropriate location  
Maintain natural features of the site*

New section:

#### Area 6: Haggardsgreen(DCN2)

##### 7.6.1 Introduction and Context

*Haggardsgreen is located to the north of the town centre and comprises approximately 1 hectare in size. The site is bounded to the north by greenfield land which has been zoned for residential development. Schools, St. Brigid's College and Colaiste Eamonn Ris, are located to the east and south of the site whilst the N76 bypass is located close to the western boundary. The site is currently agricultural in nature and has been zoned for mixed use development.*

##### 7.6.2 Development Influences

*Key constraints to be addressed in any development proposals include:*

*Traffic Management  
Permeability, in particular walking routes between the site and town centre;  
Potential visual impact; and  
Presence of hedgerows running through the site or existing natural features on the site.*

*The key opportunities that exist for the area include:*

*Good access / proximity to the N76  
Potential for improved pedestrian and cycle linkages from neighbouring residential areas and the town centre.  
Provision of retail facilities close to residential developments to the north of the town.*

##### 7.6.3 Mandatory Objectives

*Minimise impact on vitality and viability of town centre;  
Minimise visual impact of retail development.*

*Provide good pedestrian access to the centre through improved linkages with Bridge Street*

#### 7.6.4 Development Principles

##### *Land Use*

*Haggardsgreen has been zoned for mixed use development. Uses deemed suitable on this site include:*

*Convenience and neighbourhood retail development  
Ancillary Uses*

##### *Transport & Access*

*The R695 bounds the southern edge of the site. Access to the site is from the N76 bypass to the west of the site and the Kilkenny Road to the east of the site.*

##### *Natural Environment*

*Developments will be required to protect and enhance biodiversity and existing natural features of the sites*

##### *Urban Design*

*Haggardsgreen is currently a greenfield site. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide high quality convenience retail to the neighbouring area whilst achieving linkages between the site and the town centre, in particular Bridge Street. High quality development at this location should seek to:*

*Provide new linkages that would encourage movement between the site and the town centre;*

*Minimise visual impact by applying an appropriate building height and massing;  
Development should support linkages to nearby walking and cycling routes.  
Maximise the amount of active street frontage; and  
Ensure that the bulk of car parking is provided to the rear of the unit.*

#### *New section:*

*Area 7: Castletobin (DCN11 and DCN13)*

##### *7.7.1 Introduction and Context*

*The Castletobin Site is located to the north of the town, approximately 1.5 km from the Bridge Street and Green Street intersection. The site is approximately 1.6 hectares.*

*The site is part bounded to the south by the Avonree Court / Clashacollare residential area, to the north west by the N76 bypass. To the north and east of the site is undeveloped agricultural land.*

*Current access to the site is from the N76 Callan Road and the Kilkenny / Maxtown Road.*

##### *7.7.2 Development Influences*

*Key constraints to be addresses in further development proposals include:*

*The lack of connectivity with the town centre;*

*The key opportunities that exist for this area include:*

*Improvements to road, pedestrian and cycling infrastructure at Castletobin West*

### 7.7.3 *Mandatory Objectives*

*To provide:*

- Good quality and usable public open space;*
- High quality, energy efficient and accessible residential environments;*
- Create mixed communities*

### 7.7.4 *Development Principles*

*Land Use*

*Castletobin has been identified as an area for residential development.*

*Transport & Access*

*Access to the site is currently provided via the Maxtown Road / Castletobin West*

*Access via N76 should be avoided*

*Natural Environment*

*New residential development will be required to protect and enhance biodiversity and existing natural features of the site including trees, hedgerows.*

*Urban Design*

*The urban design strategy for this area is based upon the objective of maximising the potential for the site to provide for high quality development that supports sustainable communities.*

*Development at this location should therefore seek to:*

*Provide new linkages that would encourage movement between the site town centre and neighbouring residential areas;*

*Provide roads, parking pedestrian and cycling routes that are integrated, safe and reflect the needs of the community and the environment;*

*Create a place of distinctive character and legibility; and*

*Incorporate sustainable urban drainage and existing natural features such as streams and hedgerows into the design of new development on the site.*

Table 8.1: Infrastructure and Services Required  
Area 5: Cannafahy ~~Strategic Land Reserve~~

## **Mapping changes**

### Zoning map:

- Site at Haggardsgreen to change from Residential to Mixed Use (Sub. DCN2)
- Retail opportunity site a) (1.58 ha north of West Street) from residential to general business (DCN6)
- Zoning at workhouse from Residential to Community (DCN10)
- Zoning at the Motte site (DCN10) – zoning objective
- Castletobin west – land to be zoned for residential (DCN11 and 13)
- The configuration of the community zoning at the treatment plant will be adjusted to accurately reflect the site of the WWTP.

### Masterplan

Include walkway from Clodeen Lane to the carpark at Friary Meadow (Sub. DCN17 and 18)

### Development Objectives

Include walkway from Clodeen Lane to the carpark at Friary Meadow (Sub. DCN17 and 18)

### Retail opportunity sites

Remove designation of Site a) (1.58 ha north of West Street) as retail opportunity site (DCN6)