

Piltown

Draft Local Area Plan



Kilkenny County Council
July 2010



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1 INTRODUCTION

1.1 Legal Basis

As part of Kilkenny County Council's settlement strategy adopted in the *Kilkenny County Development Plan 2008-2014* it is the policy of the Council to carry out an extensive programme of Local Area Plans for settlements throughout County Kilkenny. This Draft Local Area Plan for Piltown is part of that policy initiative.

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

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

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

The Local Area Plan will remain in statute for a period of six years from the date of adoption, notwithstanding any review of the County Development Plan. The Planning Authority may amend or revoke a local area plan at any time. The Local Area Plan will cease to have effect in respect of the part where it is inconsistent with the provisions of the County Development Plan as reviewed. A local area plan must be reviewed at least six years from the making of the previous local area plan. On its adoption, this plan will supersede the *Piltown Local Area Plan 2003*.

1.2 Location & Context

Piltown is located in the southwest of County Kilkenny, in the valley of the River Suir. The River Pil, a tributary of the River Suir, runs through the centre of the town. Piltown is ringed by uplands, with Slievenamon to the northwest, an outlier of Slievenamon to the north and the Comeragh Mountains to the southwest.

Piltown is situated just off the N24, with the National Primary Route linking Waterford City to Limerick via Carrick-on-Suir, by-passing Piltown to the south of the town. Piltown is approximately 13 miles from Waterford city and 30 miles from Kilkenny City. The regional road R698 runs through Piltown, linking it to Callan via Owing.

1.3 Historical Development & Urban Structure

The name Piltown derives from an Anglicisation of the Irish name, Muileann Bhaile an Phoill, meaning 'Mill of the Town of the Hollow'. The town developed around the Bessborough Estate (now Kildalton College) to the northeast of the town centre. Piltown was established as an important location in transport through the use of Anthony's Inn as a staging post for the famous Biancone's Stagecoach line. It also had access to the waterway of the River Suir and barges transported the goods from the Creamery and mill downriver.

The development of Piltown was largely linked to the development of the Bessborough Estate (now Kildalton college), which was designed by Francis Bindon and built in 1745. Piltown has many examples of 18th and 19th century buildings and structures, including Anthony's Inn,

the Garda Station, Belline House and Ponsonby's Tower. The town is quite spread out, and is bisected by the River Pil.

The later development of the town took place along Main street, and this contains a number of attractive vernacular buildings, similar to those in most Irish towns. The mix of these vernacular buildings combined with a number of picturesque buildings of unique design and detail, including the bow-fronted Anthony's Inn, contribute to Piltown's character.

The pre-1940 development of Piltown took place almost entirely along the Main Street. Prior to 2000 development took place along the periphery of the town, with residential developments such as The Orchard and Kildalton Close located at a distance from the older town centre and with poor linkages to the centre. The Fiddown road is characterised by substantial building units on large plots of land. Developments post 2000 have tended to be of a higher density and developed along the Main Street and the Tybroughney Road.



Figure 1: First edition Ordnance Survey Map of Piltown c.1840

1.4 National, Regional and County Strategies

The National Spatial Strategy sets out a framework for the future development of the country. Having regard to the national guidelines, the South-East Regional Authority prepared guidelines for the period 2004-2016; a review of the guidelines has been carried out and the *Draft Regional Planning Guidelines for the South-East Region 2010-2022* have been prepared. These guidelines set out a strategy for the location of development in the region, which identifies Kilkenny City as a hub, and Waterford City as a gateway. The most recent review of the guidelines proposes a slower rate of growth than previously envisaged by the guidelines for the period 2004-2010, and reduced population targets for each of the counties

in the region. This will impact on the settlement strategy for the county and on the review of this local area plan.

The Regional Planning guidelines recognise the extensive network of smaller towns and villages across the regions that play particularly important roles as service/ retail/ residential centres. These towns and villages need to be developed in a way that respects their existing character while at the same time strengthening their role as local services centres. Achieving the right balance between encouraging development in towns and village and the scale and nature of such development is critical.

At the county level the *Kilkenny County Development Plan 2008-2014* sets out the development framework for the county. The Council's strategy seeks to develop a strong vibrant and sustainable rural community living in the towns and villages and smaller settlements and in the open countryside. Designated towns and villages were identified in the County Development Plan having regard to their ability to sustain growth, the Council's investment programme and the need for an equitable geographical distribution. Within the County Development Plan, Piltown is designated as a 'Small Town/ Village' in the Council's settlement hierarchy in line with the overall strategy as set out in the South East Regional Planning Guidelines (refer to Figure 2 for the location of Piltown in the County Kilkenny settlement hierarchy).

The hierarchy extends in descending order of size and growth areas as follows:

- Gateway – Waterford City Environs
- Hub - Kilkenny
- Large Town – New Ross Environs
- District Towns – Callan, Castlecomer, Graigueamagh and Thomastown
- Smaller Towns and Villages – includes Piltown
- Smaller Settlements

Policies stated in the County Development Plan for Smaller Towns and Villages are as follows:

PS10 To strengthen the service centre role of smaller towns and villages.

PS11 To ensure that new residential development in smaller towns and villages is of a design, layout, character and scale which fit well with the town or village involved and presents a high quality living environment.

PS12 To revitalize existing villages through the promotion of development within them (particularly on infill sites, vacant sites and on backlands), in preference to continued ribbon development on the approach roads. This will promote the efficient use of available public infrastructure and services.

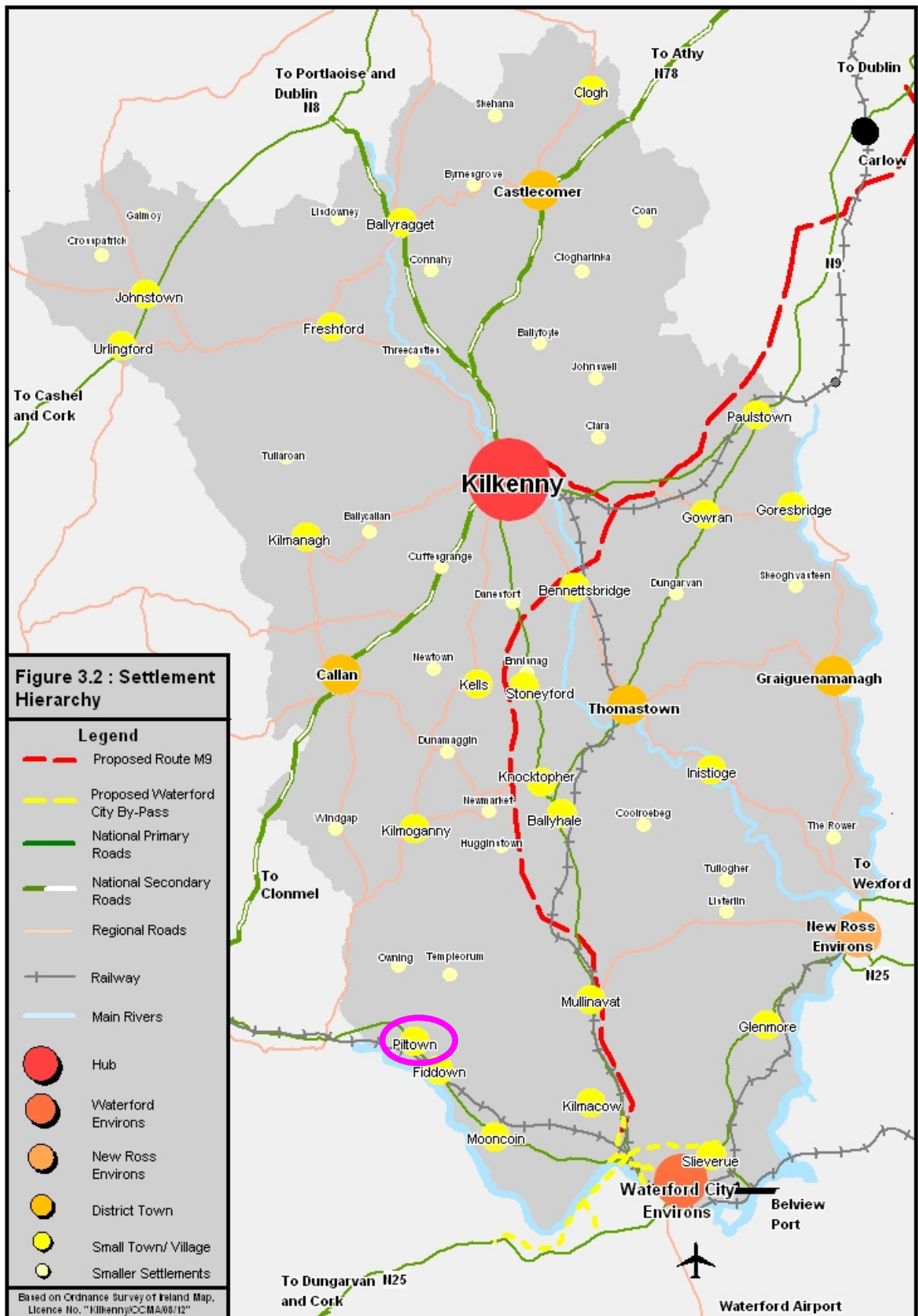


Figure 2: Location of Piltown & context in the County Settlement Hierarchy

1.5 Public Consultation

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

Notice was given of the review of the Piltown Local Area Plan 2003 in flyers distributed locally, in the newspaper and on local radio. A joint Fiddown-Piltown public consultation meeting was held on the 10th November 2009 in the Piltown Parish Community Centre, which was well attended, in addition meetings were held with representatives of community groups in the area. This meeting was held in order to obtain local knowledge to assist in compiling a profile of the area, and to learn the views of the participants, which fed into the preparation of the Local Area Plans.

The meeting group was divided into smaller groups, to discuss a number of topics with the aid of a facilitator. Each group dealt with three areas: (i) what's good about Fiddown and Piltown (ii) what are the current issues, and (iii) what are the possible solutions.

The information gathered was collated into a document (cover page displayed below) which was circulated and which informed this review of the local area plan. In addition public submissions have been received and taken into account in the preparation of the draft plan.

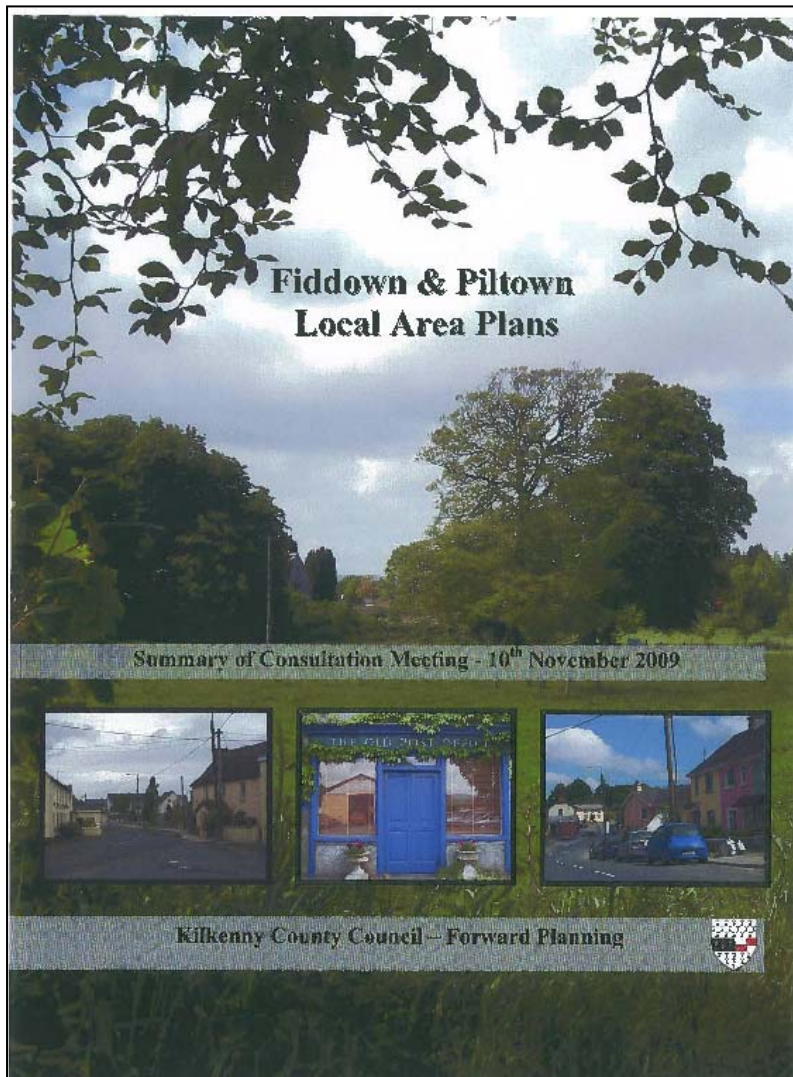


Figure 3 – Public Consultation Feedback Document Cover Page

2 POLICIES AND OBJECTIVES

2.1 Housing and Population

2.2.1 Population Growth

The population of Piltown has increased steadily from its lowest level of 418 in 1966 to its highest level of 968 in 2006. Table 1 lists the population of Piltown for the census periods from 1961 to 2006.

Table 1: Census of Population of Piltown 1961 - 2002

Year	Population
1961	449
1966	418
1971	456
1979	605
1981	634
1986	691
1991	717
1996	716
2002	778
2006	968

A number of multi-units residential developments have been recently constructed– namely Banagher Court, Belline Vale and Clonmore Hall; some of these units within Banagher Court have been included within the census, but most of the units have not (source: Council's report sent to DoEHLG for housing completions 2005-2009).

From 2002 to 2006 the population of the town increased by 24%. It is estimated that the current 2010 population of Piltown is 1354, an increase of 386 persons, approximately 40% since 2006 – this assumes an average household size in Kilkenny of 2.88 (as per the 2006 Census data vol. 3 Household Composition, Family units and Fertility).

It is evident that the population of Piltown has substantially increased since 2002, with several multi-unit residential developments being constructed in the town.

2.1.2 Development Strategy

Overall the population of County Kilkenny increased by approx. 8.8% between 2002 and 2006, and nationally by 8.1% as per the Census results. The *Draft Regional Planning Guidelines for the South-East Region 2010-2022* have set revised and reduced population targets for the region and its constituent counties, with a lower rate of growth than envisaged by the guidelines published in 2004. The settlement strategy for the county must take account of these figures.

Having regard to a number of factors, including (a) the 74% increase in population in Piltown since 2002, (b) the revised population projections for Kilkenny as per the *Draft Regional Planning Guidelines for the South-East Region 2010-2022*, (c) the designation of Piltown as a 'Small Town/ Village' within the Council's settlement hierarchy, (d) the character of the town, and (e) infrastructure deficiencies, it is considered reasonable in the current context, to cater for a low level of growth over the period of this plan.

However in order not to stifle the growth of the town, provision is made for a natural increase in population during the life of this plan. The rate of natural increase (number of births minus

the number of deaths, not taking account of migration) of the population in Ireland was 9.8 per 1000 in 2007 (*Measuring Ireland's Progress 2008*, CSO), or 0.98%; rounding this up to 1% per year, and extending for a six year period, would result in a 6% population growth.

A natural increase of 6% of the current 1354 population, assuming an average household size of 2.88, equates to 28 additional dwellings over the life of the plan.

Applying a density of 20 units per hectare (8 per acre) , having regard to the *Guidelines for Planning Authorities – Sustainable Residential Development in Urban Areas (Cities, Towns and Villages* - published May 2009, an area of 1.4 hectares is required for development over the life of this plan. It should be noted that permission exists in the town for a total of 63 units, which are yet to be completed, and that a number of units, mainly in new developments, remain vacant.

To comply with the Government Guidelines on Development Plans, this land requirement has been increased by 50%, which equates to approximately 2.1 hectares.

An area of 2.5 hectares, adjacent to Clonmore Hall, which has three existing permissions for 56 residential units is proposed in Phase 1 Residential Development. The remainder of the greenfield residential land has either been zoned for Phase 2 Residential Development, or has not been zoned for development in this proposed plan.

The site proposed for Phase 1 residential development has existing permissions, however opportunity exists for alternative layouts and designs and for potential for serviced sites.

The site zoned for Phase 1 residential uses is not the only area with potential for growth, there are areas within the 'Existing and General Development' lands which can cater for residential development, in addition several sites have been indicated on the zoning map with the potential for low density infill development.

Infill development will be encouraged in backland sites, where appropriate. In some cases site assembly may be required. Infill development will provide for some locational choice. Taken in conjunction with the level of extant permissions and unfinished/unoccupied housing, it is considered acceptable in these circumstances that only one area of land is identified for Phase 1 development. The current proposals more than adequately cater for the projected natural growth for the village.

Phase 2 residential development, and will not be released during the lifetime of this plan; other previously zoned lands have not been zoned in the proposed plan having regard to the foregoing factors. The future development of Piltown will be monitored on an ongoing basis. This development strategy will provide for consolidation of development around the town and will support appropriate service expansion.

Three sites have been identified on the zoning objectives map as Infill Potential Lands within the 'Existing and General Development Zones'; these are sites that are considered offer opportunities for low density development within the town. On Tower Road – 1, to the south of Tower Road 1- 2, south of main street – there is an area of land here that subject to co-operation between land owners could be amalgamated to create a joined site for 6-8 dwellings.

The lands to the east of Centra have been designated as Phase 2 development, that is, lands that will not be released in the life of this plan. However proposals within the life of this plan will be considered for a low-density of development in this area for 6-8 dwellings, subject to an landscaped open space area being created in this area to the satisfaction of the Council (with a reserved area for a playground) in line with the open space zoning objective in this area.

2.1.3 Housing Units

The housing stock in the village of Piltown has substantially increased since 2000. It is the policy of the Council to strengthen and consolidate the towns and villages in the county. It is important that there is a balance between the provision of higher and lower density developments. Having regard to the recent levels of residential development, there is a need to provide an option for people to upsize and be able to build a house to their own design and layout on a larger site, yet within walking distance of amenities. The Council will support lower density development on back-land sites, identified infill sites and undeveloped areas of land within the village to broaden the choice of dwelling types available, and also the development of serviced sites in the village.

Policy:

- HP1 - To ensure the controlled development of Piltown which reflects the character of the existing and historic village in terms of structure, pattern, scale, design and materials with adequate provision of open space, and which protects the amenities of existing dwellings.
- HP2 - To zone an adequate amount of land for housing to provide a locational choice and allow for the probability that not all zoned land will be made available to development.



2.1.4 Character of Piltown & Integration of Development

Piltown has a distinctive character, which is largely derived from the mix of attractive vernacular buildings combined with a number of picturesque buildings of unique design and detail, including the bow-fronted Anthony's Inn. Any new development should take its proposed form from the town structure, and should innovate by reinterpretation – making it look new and local.

The unity and symmetry of these buildings, of which some are enhanced by a simple wooden porch, make them extremely attractive. These dwellings are typically three bay and gable ended with wide based gables on the front with pitched roofs. The roofs were traditionally of

natural slate and are high pitched, single span with end stacks. The use of simple, vertical proportions typically divided into three bays are an important feature in Piltown.

Front boundary walls, railings and front gates are also distinctive features in Piltown. These boundaries vary from the simple to the ornate, but are most successful when simple. One of the most effective is a low plastered wall. The removal of these boundaries to allow for the front to be used for parking detracts from the streetscape. The sense of order and enclosure is affected, and the parking of cars obscures the buildings and their amenity.

Varied roof lines are also characteristic of Piltown. Houses of one and two storeys alternate and even amongst houses of two storeys there is often a difference in height. This diversity in traditional buildings does not disrupt the harmony of the townscape because of the consistency in the other elements. The variety of rooflines convey a feeling of diversity, but unity is provided by their common domestic scale and common characteristics.

Generally, the buildings in Piltown are of short span and have narrow end-gables although there are some notable exceptions to this, such as the Old Market House (Garda Station) and the old Post Office, now converted to domestic use.

- HP3 - To ensure a high standard in design, layout, provision of open space, landscaping, variation in house type and provision for pedestrian and bicycle linkages to the town centre in new residential developments. New developments shall have regard to the characteristics of the site and its setting, the pattern of development in the area and to the scale and amenities of existing adjacent development.
- HP4 - Any new development should respect and reflect the existing scale and character of Piltown.



The use of brown field sites will be preferred and utilised where possible in order to improve the environmental character of the town. The Council will encourage the sensitive conversion to suitable uses of historic structures, including old industrial buildings, whose original use has become redundant e.g. the creamery.

There are some fine stone walls at various locations throughout the town that contribute significantly to its character and are worthy of protection and restoration. In particular the wall along the east side of Hill Crest Avenue is worthy of preservation.

The road connecting Piltown and Fiddown, which is a crucial link between the two inter-related settlements, currently remains predominately free of roadside development, and this maintains the identity and distinctiveness of both settlements. While both settlements have an interdependent relationship, they both retain their own distinctive identities which are strengthened by the rural character of the road linking them. It is important to retain the rural character of this road to avoid a blurring of the character and identities of Fiddown and Piltown.

Any new developments in the town should take account of the existing scale and pattern of development in the area, and should demonstrate a high standard in design, layout, provision of open space and landscaping. Developments should provide for pedestrian links with the town centre where possible.

It is not intended to prescribe maximum residential density standards and developments should accord with the standards set out in the County Development Plan; new developments should have regard to the characteristics of the site, the pattern of development in the area and to the scale and amenities of existing adjacent development and servicing requests.

Policy:

- HP5 - To ensure a high standard in design, layout, provision of open space, landscaping and provision for pedestrian linkages to the village centre in new residential developments. New developments shall have regard to the characteristics of the site and its setting, the pattern of development in the area and to the scale and amenities of existing adjacent development.
- HP6 - Any new development should respect and reflect the existing scale and character of Piltown.

In assessing any new development in Piltown, the Council may have regard to the development potential of adjoining land and will assess any application, with a view to providing for the development of these lands in an integrated manner. This applies to any land parcel, and relates to all aspects of development including open space provision, access arrangements and pedestrian and cycle links. The distinction between residential schemes should be maintained by the use of design and detailing, to give each its own distinct identity.

Piltown was a designated town under the Town Renewal Scheme 2000-2004, which encouraged investment in smaller towns throughout the country through tax relief on residential accommodation and for commercial property; 15 sites were designated in Piltown as eligible for incentives.

2.2 Infrastructure

2.2.1 Water supply

Piltown is served by the combined Mooncoin and Fiddown-Piltown water supply scheme. At present, water supply volumes serving Fiddown-Piltown are inadequate to cater for further development. Kilkenny County Council is currently in the process of upgrading and augmenting the existing Mooncoin Regional Water Supply Scheme which will have a positive impact on the Piltown/Piltown water supply scheme. The upgrade of the Mooncoin Regional Water Supply scheme is set to take place over 3 phases of works. Currently works are being undertaken for phase 1. The works as part of phase 1 will relieve pressure on parts of the existing water supply scheme serving Piltown-Piltown and allow for small amounts of further development, and is due to be complete in the third quarter of 2010. Further upgrading of the water supply will be dependent on phases 2-3 of the Mooncoin Regional Water Supply scheme, a date has not been finalised as yet for these works to commence.

The Fiddown- Piltown water supply scheme has been included for allocation of funding in the Water Services Investment Program for phases 1 & 2 of the upgrading works; these works are necessary to accommodate the natural increase and growth of the village as proposed in this plan.

Water Quality Analyses over the years show that water quality in the area is good. Water quality is monitored on a daily basis by the Council's staff, in accordance with the HSE requirements to ensure that water quality remains high. The lime content of the water is suitable for consumption, and whilst it solidifies when heated, cannot be readily removed from the water supply.

A Water Conservation Project is underway across the county at present. The first stage of this project divided the water supply schemes into different zones and installed meters. The second stage is active leakage control, which includes detecting and repairing leaks.

Policy:

- IN1 - To conserve valuable water supplies by eliminating leakages and through raising public awareness of the need for water conservation.
- IN2 - To preserve free from development the way leaves of all public water mains.

Objective – IN3:

To provide water in sufficient quantity and quality to serve the needs of the existing and future population and commercial development, for all lands zoned for development in this plan, as resources and finances permit.

2.2.2 Waste Water Treatment

Piltown is served by a sewerage scheme with secondary treatment, which was constructed in 1985. This has a design Population Equivalent of 1500, and is currently operating with a population equivalent of 3000 and therefore does not have capacity to cater for future demand.

Piltown has been included in the Water Services Investment Programme for upgrading of the wastewater treatment plant to accommodate existig and future development as outlined in this plan, a timeframe has not been set for the delivery of the upgrade which will also be dependent on funding from Kilkenny County Council.

Policy:

- IN4 - Significant additional development shall not be permitted to the wastewater treatment until such time as the scheme is upgraded to adequate capacity and treatment levels.
- IN5 - To preserve free from development the way leaves of all public sewers.

Objective – IN6:

To maintain and improve wastewater treatment services and to upgrade the treatment system to cater for the future growth of the town as resources and finance permit.

2.2.3 Surface Water Drainage & Flood Risk Management

2.2.3.1 Surface Water Drainage

The County Development Plan requires a separation of the surface water system from the foul drainage system. Surface water run-off shall be restricted to pre-development levels and consideration will be given to the use of Sustainable Drainage Systems (SuDS). The County Development Plan also requires that new development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.

There is no existing system specifically designed for stormwater disposal in Piltown. Individual developments facilitated under the guidance of this plan shall be obliged, in all cases where surface water drainage measures are required, to provide a surface water drainage system separated from the foul drainage system. In this regard Kilkenny County Council will consider all stormwater drainage proposals consistent with SuDS (Sustainable Drainage Systems).

In the design of surface water systems, regard shall be had to the *Kilkenny County Development Plan 2008 – 2014* and the *Greater Dublin Regional Code of Practice for Drainage Works* and associated GSDSDS technical documents.

New development should adopt water saving measures throughout; such measures could include – water butts to collect rainwater, low flush and dual flush toilets, low water use appliances, rainwater harvesting and grey-water recycling.

Policy:

IN7 - To seek separate stormwater systems for all developments, and to consider all proposals consistent with SuDS (Sustainable Drainage Systems).

IN8 - Require that new development should not itself be subject to an in appropriate risk of flooding nor should it cause or exacerbate such a risk at other locations.

2.2.3.2 Flood Risk Management

In line with *The Planning System and Flood Risk Management Guidelines for Planning Authorities* (2009) a Strategic Environmental Assessment Screening has been carried out for this plan.

The Office of Public Works (OPW) has identified the levels of existing flood risk in and around the River Suir and its tributaries. In co-operation with various Local Authorities within its catchment area, the OPW are conducting a '*Catchment Flood Risk Assessment and Management (CFRAM) Study*' of the entire catchment area, including lands at Piltown.

Figure 4 shows lands identified as 'Benefiting Lands' on the OPW's website as part of the *National Flood Hazard Mapping*; these are lands that might benefit from the implementation of

Arterial (Major) Drainage Schemes (under the Arterial Drainage Act 1945) and indicating areas of land subject to flooding or poor drainage.

This gives an approximate estimation of the extent of the floodplain at Piltown. The lands thus identified have been zoned as 'Open Space' under the Zoning and Land Use Map, or have been zoned for Phase 2 development (i.e. not within the life of this plan), or are part of an existing use. Some of these lands are within the area identified as a candidate Special Area of Conservation under the EU Habitats Directive. In this regard, it is a policy of the LAP to keep this area free from all inappropriate development.

In compliance with the Guidelines, there is no potential flood risk identified within areas planned for growth, and the plan therefore accords with the guidelines' sequential approach in avoiding developing lands that may be vulnerable to flooding.

Flooding of the Pil River occurs a number of times per year, as recorded on the Office of Public Works (OPW) National Flood Maps and from information gathered from local residents during public consultation. The worst areas affected being the Main street, Creamery Road and the Tybroughney road; residents in Tybroughney are cut off from the village during flood events. A number of residential properties have also been affected by the flooding.

The 'Preliminary Report Pil River Drainage Study' carried out by Kilkenny County Council in December 2002 states:

The main problematic flooding area is located where the two tributaries of the Pil meet. This meeting point is located in the centre of Piltown village, just south of the Main Street and to the west of the Creamery Road. The Pil River is tidal and during periods of sustainable rainfall and high tides, the Pil River will burst its banks and flood the Main Street and Creamery Road areas of Piltown village and farmland south of the village to the River Suir, a distance of approximately 2.5km. A problem that is further aggravated by southerly winds.

Having conducted interviews with local residents and through our own records, taking a five year period from 1998-2002. The Pil River on average bursts its banks ten times per year.

Flooding appears to be caused by a number of contributing factors – the tidal nature of the Pil River, heavy rainfall, wind direction, silting of the river channel, blocking of the channel by debris and the restriction of water flow by a services pipe in the eye of the bridge.

Some works have been carried out to clear the river channel of the Pil River, however flooding remains a significant concern in the town.



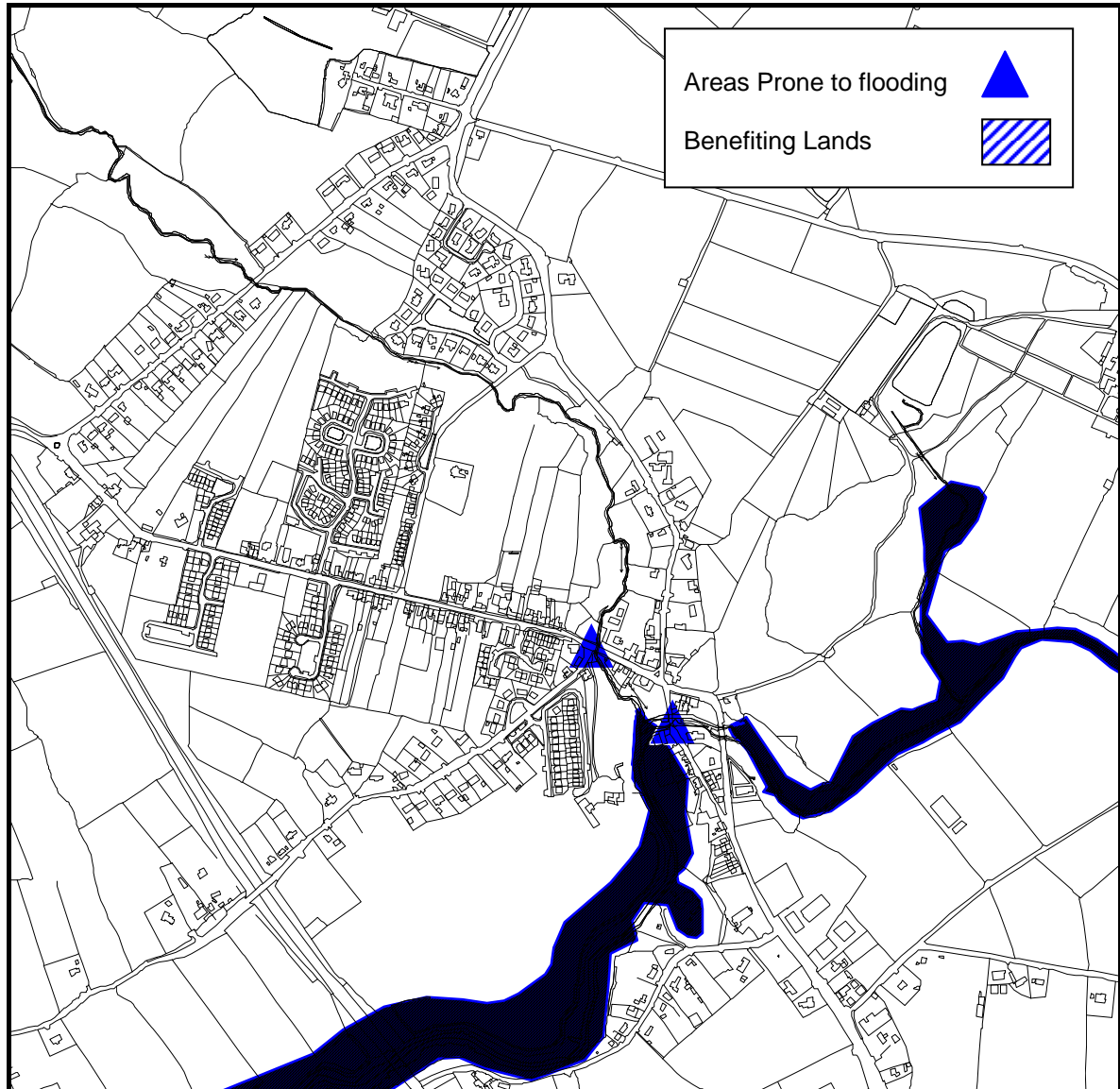


Figure 4 – Areas identified as Benefiting Lands & Lands Prone to Flooding in Piltown
 Source: OPW flood mapping & consultation with local residents

Policy:

IN9 To require new development to demonstrate that it will not have a negative impact on the Pil River floodplains and to ensure that the banks of the Pil River will be maintained free from inappropriate development, and that its culverting or realignment will be discouraged.

IN10 To require all significant developments impacting on flood risk areas to provide a Flood Impact Assessment, to identify potential loss of flood plain storage and how it would be offset

Objective:

IN11 To investigate in conjunction with the OPW the causes of flooding in Piltown and to seek the necessary funding for the remedial defence works required to prevent its recurrence in the future.

IN12 To remove the obsolete watermain under the bridge to improve river flow at this location.

2.2.4 Waste Management

The Joint Waste Management Plan for the South East sets out the policy for Kilkenny and the south east region for the plan period 2006-2011.

Waste collection was privatised by the Council in the 1990's and both recyclables and residual waste are now collected in Piltown by private contractors once weekly. There is a bottle bank in Piltown at present, where glass bottles and drinks cans are recycled, this is located near the Garda Station and was awarded 'Best Presented Bring Bank 2007' in the South East. One day per week a service is provided in Newrath for the recycling of cardboard, plastic and papers for householders in areas without a waste collection service.

The South East Regional Waste Management Plan has an objective to provide a recycling centre for the south of the county. A site has been identified in Granny, however this is dependent on adequate available funding. This will be a one-stop-shop centre for all recyclables including paper, cardboard, plastic, steel food cans etc.

It is noted from public consultations that litter remains a concern in the town. Kilkenny County Council carries out street cleaning in Piltown, which will continue on a monthly basis. The Council's Environmental Awareness Officer provides regular dissemination of information through group meetings, leaflets and other promotional materials, and any community can access these services. These services will continue to improve the level of environmental awareness throughout the county and encourage recycling and promotion of more sustainable practices.

Policy:
IN13 - To continue to work with, and encourage the prevention, minimisation, re-use, recycling and safe disposal of waste in line with the *South East Regional Waste Management Plan*.

2.2.5 Telecommunications

Telecommunications have become centrally important to the prospects of any local economy. Broadband is available in the Piltown area through mobile, satellite and Digital Subscriber Line (DSL) providers.

Policy:
IN14 – To support and encourage the provision of the necessary telecommunications for the existing and future development of Piltown.

IN15 – To ensure development proposals include the provision of ducting for fibre based data services and in particular broadband services, as appropriate.

2.3 Transport

2.3.1 Roads

The N24 national route from Waterford to Limerick by-passes Piltown to the south-west of the town. The regional route the R698, linking Piltown to Owing and Callan runs through the east of the town on a north-south axis. The section of the R698 through Piltown is known as Banagher Road. There is a network of local roads, along which most of the residential development has taken place - Main Street, Tower Road, the Tybroughney road, Creamery Road, and the Ardclone Road.

Residents remain concerned regarding traffic safety on the by-pass, particularly at the junctions at the Tower and the Ink-Bottle, due to the number of incidents occurring – some particular issues related to inadequate lighting, and the need for a slip road when turning left coming off the by-pass from Carrick-On-Suir.

The Final Stage 3 Audit was undertaken by TMS Consultants in relation to the by-pass and the recommendations of this audit were implemented. A Road Safety Audit involves the evaluation of road schemes during design and construction to identify potential hazards that may affect any type of road user, and the appropriate measures to eliminate or mitigate any such hazards.

The '2+1 System' was introduced in 2006 and a Stage 3 Road Safety Audit was undertaken following the completion of the scheme, the recommendations of the audit were implemented. Since the introduction of the 2+1 System the feedback from An Garda Síochána has been extremely positive. A proposal has been approved by the NRA for works to be carried out, on a trial basis over a number of weeks, at the Piltown Tower Road exit to gradually reduce the width of the hard shoulder on approach from Carrick-on-Suir, having regard to the number of incidents occurring, and to improve traffic safety at this location.

Policy:

T1 - To work with the NRA in the provision of a safe transport route along the N24 national route, particularly at the Tower Road junction and the Ink Bottle Junction.

2.3.2 Traffic Management & Calming

Traffic volumes through Piltown have reduced with the completion of the by-pass since the opening of the N24. Traffic figures nationally have also reduced due to the economic downturn and this is particularly the case of construction related bulk cargo vehicles.

School

Traffic safety, however, remains an area of concern for residents, with particular regard to traffic safety at the national school, which combines in the morning with the traffic entering Kildalton College.

Since the *Piltown Local Area Plan 2003*, on-site parking has been extended and improved at the school, a pedestrian crossing has been installed, together with flashing lights at the crossing and flashing warning signage, reduced speed limit of 30km/h and rumble strips on approach to the school.

The school implements a traffic management system with a general agreement locally for a one-way system to operate at collection time for traffic to move from north to south towards the village. Further measures at the school would come as part of an overall schools review programme for the county. It can be investigated if the flashing lights can be set on a timer at the school.

Policy:

T2 - To facilitate measures to provide a safe traffic system at Piltown National School that will prioritise and secure the safe movement of children.

A number of issues were raised during the public consultation in relation to traffic including the condition of the access road to the soccer club, safety on the Tybroughney and Ardclone roads and maintenance concerns.

The road leading to the soccer club is in private ownership; in order for the Council to take control of the road, a formal taking in charge application is required, with the consent of the landowner and a requirement for the road to be brought up to an acceptable roads standard before it would be considered to be taken in charge.

Maintenance of hedges are the responsibility of the landowners, and where relevant letters will issue to the relevant landowner in relation to responsibility for hedge-cutting and maintenance. Roads maintenance works are carried out on an ongoing basis in the area on the basis of priority.

Speeding through the built up area remains a concern. Ramps have been installed on the Tower Road and Hillcrest Avenue. Review of speed limits is carried out every 2-3 years, and the Council request formal submissions during this time, which are considered as part of the review.

2.3.3 Footpaths

Footpath provision is generally good along the Main Street and the western sides of Hillcrest Avenue and the Banagher Road extending to the Iverk Show grounds.

However there are several areas in which footpath provision remains deficient, including on Tower Road, at the bridge north of the Church of Ireland church and on the road from Tenneysons leading to the soccer pitch.

Road and footpath maintenance are undertaken on an ongoing basis in the area. Construction of new footpaths is heavily dependent on the availability of finance and the inclusion of the objectives in the Council's work programme for the area.

The feasibility of a pedestrian link from the community centre to the soccer club could be considered in consultation with the relevant land owner as an alternative pedestrian route.

Policy:

T3 - To provide and improve footpath connections in Piltown.

Considering the inter-dependency between Fiddown and Piltown, it is appropriate that a pedestrian and cycle linkage should be provided to link the two settlements; although this may not be realised in the short term, this remains an objective for the area. This link would be very beneficial to the residents of both settlements from an amenity and health perspective, In addition it could reduce the number of car journeys between the settlements, particularly in relation to activities for younger members of the community. In addition, better pedestrian and cycle access to Fiddown, could increase accessibility to the River Suir and may in turn encourage the secondary benefits and improvement of the site of the Fiddown Castle.

Objective – T4:

To investigate the feasibility of providing a safe pedestrian and cycleway linkage between Piltown and Piltown, subject to financial and human resources.

2.3.4 Lighting

Most of Piltown is well served by public lighting, including along the main street and Tower road; and public lighting was required as part of any new residential development.

A lack of public lighting still remains in several areas, including at the school and extending towards Kildalton College, from Anthony's Inn to the Parish Community Centre and at the Tower.

In some areas the infrastructure exists to facilitate new lighting, but funding is required to erect the lampposts. In the area of the school maintenance of trees and foliage may assist in prevent the lighting being obscured.

Objective – T5

To carry out a review of public lighting needs in Piltown with a view of identifying priority areas in need of improvement and to seek to install new lighting subject to the availability of financial and human resources.

2.3.5 Parking

Parking in Piltown is mainly provided on street; off-street parking is provided at several locations in the town – at the Parish Community Centre, the national school, Anthony's Inn, and at Centra. There are no double yellow lines in the town at present, and parking usually takes place on street.

Whilst parking at the take-away and the pharmacy has been identified as very busy at particular times of the day; there is on-street parking available along both sides of the main street and off-street parking on Hillcrest Avenue at Centra. The parking bollards on Main Street were erected due to concerns regarding pedestrian safety which is considered a priority and are considered effective in this regard; in addition this ensures accessibility is not restricted for persons with mobility impairments on the footpath.

The car-parking standards as set out in the Kilkenny County Development Plan shall apply to new development in Piltown.

2.3.6 Public Transport

Piltown is well served by bus services linking the town with Waterford, Limerick, Clonmel and Carrick-on-Suir. The Ring-a-link service is active in the area provides a service in the south-west of Kilkenny.

There are no bus shelters within the town at present, and an objective of the plan will be to investigate the possibility of a bus shelter being erected in the village.

In addition it will be investigated if a second bus stop can be provided at the Fiddown end of the town, to facilitate residents living in this area.

Objective – T6:

To investigate the possibility of bus shelters being erected in the village and a bus stop being provided at the Fiddown end of town.

2.3.7 Linkages within the Town

In assessing any new development in Piltown, the Council may have regard to the development potential of adjoining land. One of the elements of this integration will be the provision of pedestrian and cycle linkages between all new developments, to provide for a pleasant network of routes and walkways interlinking the town. In particular, should lands to the south of Main street be developed, access points should be reserved free from development to allow for the creation of pedestrian and cycleway linkages to the Tybroughney road in the future.

2.4 Employment and Economy

2.4.1 Industry & Enterprise

Piltown is advantageously located for employment sources with access to good infrastructure and proximity to Waterford Port, and the main Waterford-Limerick road.

Industrial developments are mainly concentrated to the south and east of Piltown. To the south of the town at Ardclone are O' Shea Brothers and Iverk Produce, with O' Shea Brothers concentrating on the supply and distribution of vegetables, mainly potatoes and carrots, and Iverk Produce are wholesale fruit and vegetable suppliers. Also located on the Ardclone Road is Piltown Concrete Products.

Kilkenny Spring Water owned by Glenpatrick Spring Waters is located along the Fiddown Road, along with Living Colours (cut plants wholesalers), Piltown Engineering, Foley Engineering, Falconer Hurls and Tom Tennyson Grass Machines. Located along the main street is Kennington Joinery.

The Council will ensure that sufficient land is zoned to allow for the provision of a suitable employment mix. Additional lands have not been zoned for industrial activity in this plan, as there is a greenfield site of approximately 3.5ha located adjacent to Kilkenny Spring Water that has not been developed. In addition the 'Existing and General Development' zoning in the village facilitates a mix of employment uses.

The Council will encourage the creation of community led employment opportunities, similar to the Enterprise Centre, which was built through the combined efforts of local community groups, semi-state and state agencies; and support employment initiatives in conjunction with agencies such as the County Enterprise Board and Barrow-Nore-Suir Leader Partnership,

The FAS Community Employment scheme operates in the Piltown and Fiddown areas in conjunction with the sponsorship of local organisations under the sponsorship of Ossary Parishes. The scheme currently employs 27 people and have been involved in projects and undertaken work with Piltown GAA, Fiddown Development Association, Keep Piltown Tidy and the Iverk Show.

Policy:

- EE1 - To promote enterprise creation opportunities and initiatives, in line with the growth of Piltown and to encourage job/employment creation initiatives on appropriately zoned and serviced land.
- EE2 - To support the continuation of the FÁS Community Employment Scheme or other equivalent/replacement scheme.

2.4.2 Retail

Anthony's Inn is the only public house establishment in the town and occupies a prominent position at the junction of the main street with the Banagher Road.

Piltown's commercial premises are spread along the length of Main street, and include the retail premises of Centra (with an ATM machine in store), Chip-shop, Mulligan's Pharmacy, Munday's Costcutter mini-market, and Nick Falvey & Sons Garage.

Elegance Hat Hire is located to the north of the town and Glanbia premises is located on Creamery Road. Services available in the town include the Post Office, Health Centre, Credit Union and Anthony's Inn along the main street and 'Pixie Park' Creche in Banagher Court.

The current low level of national economic activity is reflected in a number of vacant commercial units throughout the town, with two shops units and an office at the entrance to

Banagher Court, the garage opposite the Garda Station and the industrial building opposite Glanbia.

The *Retail Planning Guidelines for Planning Authorities* sets out Government policy in relation to shops in small towns and rural areas (Department of the Environment Heritage and Local Government, 2005).

This plan supports the location of new commercial developments in the town centre. Out of centre retail developments will not be allowed if their provision is likely to affect the diversity of shops or lead to the loss of general food retailing from the centre of smaller towns. Out of centre locations are clearly separate from a town centre but within the urban area.

Policy:

- EE3 - To promote enterprise creation opportunities and initiatives, in line with the growth of Piltown and to encourage job/employment creation initiatives on appropriately zoned and serviced land.
- EE4 - To support the continuation of the FAS Community Employment Scheme or other equivalent/replacement scheme.
- EE5 - To facilitate the expansion of the retail base to serve the needs of the current and future population, in accordance with the policies as laid out by the County Development Plan and the *Retail Planning Guidelines 2005*.

Kildalton College, located to the east of Piltown, is the largest agricultural college in the country; the college has 500 students registered and provides an important source of economic activity in the area.

An additional source of revenue to the area comes in the form of the annual rural Iverk Show – The Barony Meeting, hosting competitions, displays and commercial activities, which is located at the Iverk Show Grounds to the north of the village.

2.4.3 Tourism

Piltown's location in the Suir river valley endows it with much potential for the development of tourism. There are a number of feature structures in the town, including Anthony's Inn, Bessborough House – now Kildalton College, Piltown Tower and the two Churches. This tourist potential could be harnessed by exploiting the River Suir and Pil Rivers' amenity value. Ancillary services for tourists would include the development of a café or craft shop, which could be located on the Creamery site. The development of a river walk is discussed further under Section 2.7.6 of this plan.

Agencies that may be of assistance in relation to enterprise and tourism include Barrow-Nore-Suir Rural Development and Kilkenny County Enterprise Board.

Barrow-Nore-Suir Rural Development group encompass the LEADER + and National Rural Development Programme (NRDP); under these programmes grant-aid is available to small enterprises, individuals with a business project and to community groups with either a business or a community beneficial project, if they meet the programmes rural development criteria. Both programmes provide part-funding so applicants are expected to fund a percentage of any project themselves.

Kilkenny County Enterprise Board provide information and advice in relation to starting your own business and advice on how to manage and grow your own business.

The problem of dereliction is discussed under Section 2.7 Amenity Enhancement.

Policy:

EE6 - It is the policy of the Council to facilitate and support the development of Piltown to encourage uses that are beneficial to the local community and development of tourism in the area.

2.5 Education and Training

2.5.1 Primary Level Education

Piltown National School is located to the north of Anthony's Inn on the Banagher Road, is the only school in Piltown. It is a mixed school with 14 teachers and an enrolment number of between 260 - 270 for 2010/ 2011. This is an increase from the enrolment of 213 at the time of the last plan, in 2003.

The school has expanded in recent years with the additional of new permanent classrooms and resource room. The school has 10 classrooms and a resource room and has the capacity to cater for additional pupils. Additional lands have recently been acquired in order to extend the playing pitch at the school.

Based on a pupil-teacher ratio of 28, the school has a physical capacity of 280. The site area of the school is 1.24 hectares, and this provides space for any necessary expansion. The Department of Education & Science have published guidelines entitled 'Identification and Suitability Assessment of Sites for Primary Schools' (TGD-025, September 2007) which recommend a range of site areas to accommodate various school sizes, see Table 2. According to these Guidelines, the site area of Piltown school could accommodate a school of 8-16 classrooms. The area required also depends on the shape of the site, site access, availability of site utilities, and the capacity of the site to meet specific criteria set out in the Guidelines, but in general it can be seen that the site is sufficiently large to accommodate future expansion, particularly of one or two classrooms.

Table 2: School Site Area Analysis

	Size of School			
	4 to 8 Classroom	8 to 16 Classroom	16 to 24 Classroom	24 to 32 Classroom
Required site size for two storey building (hectares)	0.71	1.04	1.5	2.025
Required site size for single storey building (hectares)	0.77	1.14	1.6	2.2

Source: Identification and Suitability Assessment of Sites for Primary Schools' (TGD-025, September 2007)

In accordance with *The Provision of Schools and the Planning System: Code of Practice for Planning Authorities, the Department of Education and Science, and the Department of the Environment, Heritage and Local Government*, the Planning Authority consulted with the Forward Planning Unit of the Department of Education and Science in the preparation of this Plan.

The Department of Education were satisfied that the projected population increase proposed under this plan would not require the provision of a new school or a significant expansion to the existing school.

The nearest secondary schools are in Carrick-on-Suir, 5km west of the town and Mooncoin 7km to the east.

2.5.2 Secondary & Third Level Education

Kildalton College is the largest agricultural college in the country and provides training in Equine Studies, Machinery, Agriculture and Horticulture. Over 500 students are registered at the college, which has established links with Waterford Institute of Technology.

The college has accommodation for 85 students on the grounds, and also relies on a number of local people who provide accommodation in Piltown. The college facility is vital to the strength of the local economy.

2.5.3 Adult Education

Adult education classes are currently available in Carrick-on-suir, Clonmel, Waterford and Mooncoin.

Policy:

AS6 -To co-operate with the Department of Education in the provision of an adequate number of school places to serve the needs of the village's population and adequate facilities to serve Piltown National School and Mooncoin VEC.



2.6 Natural and Built Heritage

2.6.1 Natural Heritage

2.6.1.1 Designated Natural Heritage Sites

Within the draft Local Area Plan boundary is a section of the candidate Special Area of Conservation of the Lower River Suir, and to the south-west of the town is the proposed Natural Heritage Area of Tibberaghny Marshes. The policies as set out in the County Development Plan 2008 in relation to designated sites apply to these areas.

Special Area of Conservation

The Pil River is comprised of the east and west branches upstream of the main street, and the tidal section downstream of the bridges and the main street. The tidal stretch of the Pil River south of the main street is a tributary of the River Suir and is designated as part of the candidate Special Area of Conservation of the 'Lower River Suir' (site code 002137) with protection under the EU Habitats Directive as it contains an example of an EU Annex I habitat type (alluvial woodland).

Natural Heritage Area

Tibberaghny Marshes proposed Natural Heritage Area (site code 000411) is located south-west of Piltown. These are an extensive area of wetlands lying on the northern floodplains of the River Suir, and comprise very wet and undisturbed swamp, marsh and wet pasture. This site is a regionally important wintering site for ducks. Greylag geese, a legally protected species, are also known to occasionally frequent this site. Drainage modifications and other agricultural activities may be threatening the habitat diversity and water quality on this site.

2.6.1.2 Habitat Assessment

As part of the preparation for this plan, a Habitat Assessment was carried out by a team of ecological consultants. This report is included as Appendix 2 of this plan.

The study mapped all of the habitats within the plan area, rated habitats based on their ecological merit and value as an ecological network, identified green infrastructure and surveyed and evaluated hedgerows.

Based on the findings of the habitat assessment, and in line with the County Development Plan, policies and objectives have been formulated for the protection and enhancement of habitats in the plan area, with particular emphasis placed on those habitats and ecological corridors of highest ecological value. It is the policy of this plan that development proposals will demonstrate how all habitats will be conserved. Habitats of highest value are illustrated on Map 2; specific objectives have been formulated in relation to the protection of these most significant habitats.

An Ecological Survey was carried out by CAAS Environment Services as part of the 2003 LAP. The findings of this survey were taken on board in the habitats assessment conducted for this LAP.

2.6.1.3 Nature Conservation Outside of Designated Areas

In addition to the sites within the draft LAP boundary designated under European legislation substantial areas of high biodiversity value are found outside the existing network of designated sites, but within the LAP boundary that contribute to the biodiversity of the area. Habitat and landscape features have an important role to play as ecological "corridors" as they allow for the movement of species, and help to sustain the habitats, ecological processes and functions necessary to enhance and maintain biodiversity. It is important that these areas are conserved and managed well.

The habitat assessment carried out as part of the survey work for this plan used a 'Green Infrastructure' approach to describe and assess biodiversity, based on the identification of

habitats and their interconnected relationship within ecological networks. Other ecosystem services such as connectivity between habitats; flood attenuation and spaces for recreation were also identified. A detailed hedgerow survey was also carried out.

The identification of ecological networks can assist in identifying features, outside designated areas that might trigger screening and risk pathways that could suggest the need for full appropriate assessment.

Habitats within the LAP area enhance the biodiversity of the area and should be protected and enhanced where possible. However there are a number of habitats of significant ecological value, due to the species contained therein and/ or due to their function as an ecological network which have specific policies for their conservation. These habitats have been shown on Map 2.

Policies

(Chapter 8 of the County Development Plan 2008-2014 also applies):

H1 To ensure that any development in or near sites of local conservation interest, as identified in Table 3 of Appendix 2, will minimise any significant adverse impact on the features for which the site has been designated.

H2 Applicants shall demonstrate that there will be no adverse impacts on the ecological integrity of sites of high local ecological value identified in this plan from developments on adjacent sites.

2.6.1.4 Pil River Corridor

The Pil River was identified as the main ecological network in Piltown, and is comprised of the tidal section downstream of the bridges (of international importance as it lies within the Lower River Suir cSAC) and the west and east branches (both of county importance as they support salmonids and riparian habitats). The habitats within the whole river network warrant special management and protection. The river clearly has a corridor function, allowing for movement of protected species such as salmon. Any development which could affect water quality or riparian habitats should be screened for an Appropriate Assessment for its potential impact on the candidate Special Area of Conservation (cSAC) in accordance with Article 6(3) of the Habitats Directive, and having regard to the *Appropriate Assessment of Plans and Project in Ireland – Guidance for Planning Authorities* (DoEHLG, 2009). Linking features/corridors associated with this network comprise hedgerows, scrub and semi-natural grassland.

As a Green Infrastructure feature the most important characteristic of the river is that it provides for flood attenuation. It is an important visual amenity which has potential for further development for active recreation and has potential to reduce pollution in the river.

PL1 Pil River corridor downstream of main street

The most important part of the river network in Piltown is the tidal section below the main street bridges, as this lies within a designated site of international importance, the Lower River Suir cSAC (no. 2137) and contains an example of an EU Habitats Directive Annex I habitat type (alluvial woodland), which is among the rarer types of wetland in the country. The scrub, other wet and dry grassland, and mixed woodlands are of high local ecological value and act as a buffer linked directly to the internationally important habitat complex along the river.

PL2 – Western branch of Pil river

The west branch of the Pil River from Tower Road to Main Street is an important ecological corridor through the village. As well as the river itself a number of habitats are found in this section. The habitat complex of the river channel and riparian woodland is of county importance as it contains small examples of an EU habitat type (floating river vegetation) and is important for salmonids, as well as being directly connected to a site of international biodiversity importance, the Lower River Suir cSAC.

PL3 - East (main) branch of Pil River, Kildalton College grounds, adjoining lands

The east branch of the Pil river from Main Street to the bridge along the back entrance to Kildalton by the playing pitches is an important ecological corridor linking the village with the wider countryside and the habitats in Kildalton. The main habitat found along the river channel is mixed broadleaved woodland. The river is important in terms of salmonid habitat and is directly linked to the internationally important Lower River Suir cSAC below the Main Street bridge.

Objective - H3

To protect and where possible enhance the habitat of the Pil River, and its associated ecological corridors and habitats, as identified as PL1, PL2 & PL3 on Map 2. An ecological impact assessment will be required in order to assess the impact of any development which could potentially affect this area; this should include a survey of protected species where appropriate. Where a proposal is deemed likely to have a significant effect on the Pil River it shall be subject to an Appropriate Assessment.

2.6.1.5 Hedgerows

A number of hedgerows were identified as high value having regard to a number of factors including biodiversity, structural and connectivity value. These hedgerows are identified on Map 2 for retention and enhancement as they contribute significantly to biodiversity in the area.

Objective – H4

To require details for the retention and integration of hedgerows of high value as identified on Map 2, in all development proposals to ensure that the ecological integrity and connectivity of the hedgerow is protected during and after construction.

2.6.2 Built Heritage

2.6.2.1 Archaeology

The Record of Monuments and Places (RMP) of County Kilkenny identifies archaeological sites throughout the county. These recorded monuments are protected under the National Monuments (Amendment) Act 1994.

There are a number of archaeological sites in Piltown identified in the Record of Monuments and Places for County Kilkenny.

The location of the sites on the Record of Monuments and Places within the draft LAP boundary are shown on figure 5, together with additional Recorded Monuments in the immediate vicinity – and these are listed in table 3 together with their reference number.

It is the policy of the Council to require an appropriate archaeological assessment to be carried out in respect of any proposed development likely to have an impact on a Recorded Monument, a Zone of Archaeological Potential or their settings. Policies for the protection of

archaeological heritage are set out in *Chapter 8: Heritage* of the County Development Plan 2008.

Table 3: Recorded Monuments in Piltown

RMP Number & Classification		RMP Number & Classification	
KK039-021---	Castle – Tower House	KK039-022-	Unclassified
KK039-023---	Unclassified	KK039-022002-	Unclassified
KK039-023002	Hut Site	KK039-074---	Tomb
KK039-024003-	Graveslab		
KK039-024002-	Graveyard		
KK039-024001-	Church		

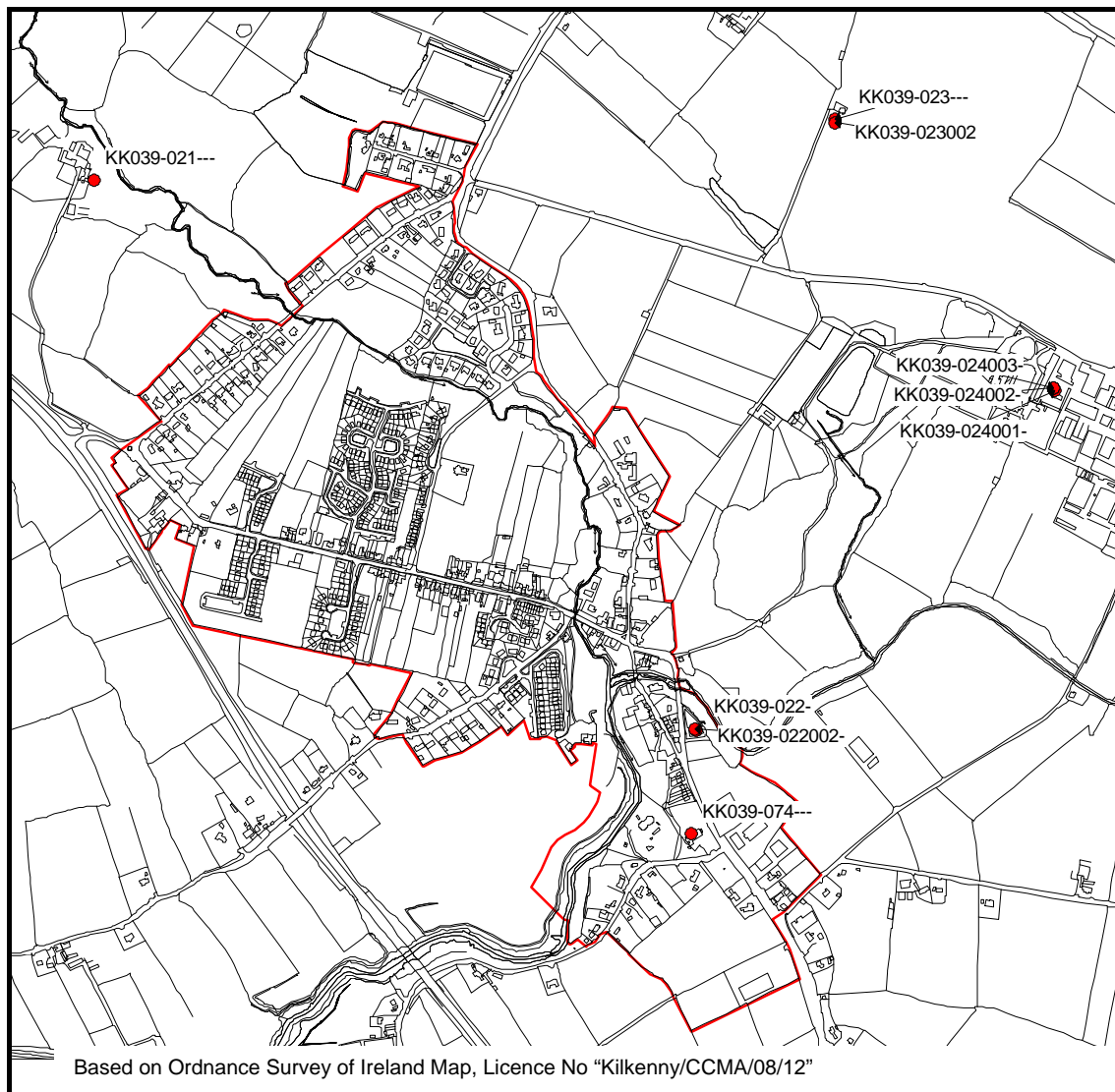


Figure 5 - Location of Recorded Monuments in Piltown (source: www.archaeology.ie)

2.6.2.2 Record of Protected Structures

Piltown has 19 structures included in the Record of Protected Structures in the County Development Plan, 2008; the existing protected structures for the town are shown in Appendix 1 and on Map 3. These buildings, their setting and form add to the historical and visual context of the town, and make a valuable cultural contribution to Piltown.

Alterations which would affect the character of a protected structure would require planning permission and should be the subject of early consultation with Kilkenny County Council's Conservation Officer and/ or the Architectural Heritage Advisory Unit of the Department of the Environment, Heritage and Local Government. Generally, all repair and maintenance works should be carried out on a 'like for like' basis and in accordance with the Architectural Heritage Protection Guidelines, (DoEHLG, 2004). In addition, the Council will assess any application for redevelopment or infill in the context of its contribution to the streetscape. Further guidance is available in the *Kilkenny County Development Plan 2008* - chapter 8: Heritage.

2.6.2.3 National Inventory of Architectural Heritage

The National Inventory of Architectural Heritage (NIAH) has been completed by the Department of the Environment, Heritage and Local Government, for County Kilkenny. Descriptions and appraisals can be viewed at the NIAH website (www.buildingsofireland.ie). An *Introduction to the Architectural Heritage of County Kilkenny* was published by the NIAH in 2006, and offers an illustrated introduction to the architecture of the county. The Minister made a recommendation in 2006 to consider structures included in the survey and rated Regional and above for inclusion in the RPS. A review of the NIAH has been carried out as part of this Draft LAP, some of the structures are already included in the Record of Protected Structures; and 24 NIAH structures are recommended for inclusion in the RPS, see Appendix 1 and Map 3.

Additions to the RPS cannot be carried out as part of the LAP process, but the additions process will be commenced following the adoption of this LAP.

Policies & Objectives

(Chapter 8 of the County Development Plan 2008-2014 also applies):

Policy

H5 - To protect and enhance the amenity and built environment of Piltown and to provide an aesthetically pleasing appearance for both the built and natural environment of the town.

Objective – H6

To seek the conservation of the buildings in the Record of Protected Structures & recorded in the NIAH; and to respond to the Ministerial recommendation to include in the Record of Protected Structures, structures identified in the NIAH, as recommended in Appendix 1.



2.7 Amenity Enhancement, Open Space & Tourism

2.7.1 General Appearance

In general Piltown retains a pleasant setting – with a number of buildings of architectural merit, stone walls such as those along Hillcrest Avenue and towards the Rectory, and landscaping carried out by local residents, FAS and 'Keep Kilkenny Beautiful'. These combine to give Piltown a unique and attractive character.

The Council's Planning Enforcement Section are working to ensure the satisfactory completion of residential developments in the area in line with planning permissions granted. It remains an objective of this plan to support and encourage works to enhance the appearance and visual amenities of Piltown where resources permit.

Objective – A1

To support and encourage the enhancement of the visual appearance of Piltown, subject to the availability of human and financial resources.

New developments shall be responsible for the under-grounding of utility cables associated with their development.

2.7.2 Planting

There are some trees of amenity significance throughout the village and the retention of existing trees, hedgerows and stone walls and their incorporation into future developments will be considered to contribute to the overall ecological and amenity value of the village. Appropriate planting can be used to enhance the environment and additional planting would add to the amenity of Piltown; planting of native tree and hedgerows species will be required in new developments.

2.7.3 Litter

The Council joins with the business community, the Gardai, and local people in a partnership approach to dealing with the litter problem; this approach recognises that litter is everyone's problem. A dedicated Local Authority staff member dedicates one day per week to litter management in Piltown. The emphasis will continue to be on making all areas as litter-free as possible through the policy tools of partnership, education, awareness, enforcement and the provision of integrated street cleaning measures. The Environment Section liaises with many community and residents groups organising clean-ups during National Spring Clean every April, and offer assistance to Tidy Towns groups all year round by providing litter pickers, bags and gloves.

2.7.4 Dereliction

In general the built environment of Piltown is in good condition and there are few poorly maintained buildings. The Town Renewal Scheme 2000-2004 encouraged the re-development of a number of derelict sites in the town.

The main areas of dereliction relate to the properties of Foyles Garage, a house on Main Street and the site of the former Industrial Building on Creamery Road. Foyles garage and the house are listed on the Derelict Sites Register, and the Industrial Building is a protected structure; it is a policy of this plan to take steps to encourage the appropriate maintenance of these properties. Development of these sites for appropriate enterprise or amenity uses is encouraged.

Policy:

A2 To encourage the maintenance of derelict sites in order to retain and improve the amenity values of Piltown.

2.7.5 Open Space

The main areas of open space in Piltown are those associated with existing residential developments. In addition small landscaped areas with seating have been created at the River Pil north of Wilmount House and also to the rear of St. Mary's Church. Allotments have been created opposite St. Mary's Church.

Piltown benefits from its proximity and relationship with Kildalton College, the extensive grounds of which are open to the public, and include walkways, a woodland, and lake. Access to the grounds is via gateways at the eastern end of Main Street to the north of St. Paul's Church of Ireland Church and also to the north of the village, opposite Belline Terrace.

It has been suggested through public consultation that a focal point and park would be of benefit to the area; a number of areas highlighted in this plan for a playground (section <>) would also be suitable for the development of a small park – in particular the field to the east of Centra, which is in private ownership.

2.7.6 River Walk & Tourism Potential

The amenity potential of the Pil River is under-utilised and opportunities exist for the development of this amenity for recreational purposes for the local community and as an amenity for tourists. A linear walk and amenity areas could be developed along the length of the river; much of the land adjacent to the river has been zoned for the provision of open space and increased access to areas along the river is encouraged.

The *Piltown Local Area Plan 2003* identified the benefits of developing a linked walk along the Pil River to connect with the River Suir and to Fiddown, and also for a footpath link between the two settlements. This walk has not been developed to date, and it remains a long-term objective for the area to develop a pedestrian and cycleway link, and river walk between Piltown and Fiddown. Proposals should seek to improve the quality of 'buffer' areas by restoring riparian woodland or wetland habitats close to the river.

Policy:

A3 - It is the policy of the Council to facilitate and support the development of Piltown to encourage uses that are beneficial to the local community and development of tourism in the area.

The tidal section of the Pil River to the south of the bridge on Main Street is within the designated Special Area of Conservation of the Lower River Suir, and the east and west branches of the Pil River form and ecological network to the SAC.

Any work carried out in the vicinity of the river should only be carried out in consultation with the Department of the Environment, Heritage and Local Government and Kilkenny County Council having regard to the designations in the area. Any proposals for development which could impact on the Lower River Suir cSAC directly or indirectly will require to at least be screened for Appropriate Assessment. Development shall not impinge on the quality of the river, either via pollution or restriction of access. Any development of open space requires a maintenance plan to ensure its upkeep.

Piltown's location close to Waterford and in the Suir river valley endows it with much tourism potential. There are a number of feature structures in the town, including Anthony's Inn, Bessborough House – now Kildalton College, Piltown Tower and the two Churches. This tourist potential could be harnessed in conjunction with developing the amenity opportunities offer by the Pil River and River Suir.

The tourist potential of the area could be examined in conjunction with other relevant bodies such as Kilkenny City and County Tourism, Bord Fáilte, Kilkenny Leader Partnership, local community groups and business interests. Kilkenny County Enterprise Board also provide information and advice in relation to starting your own business and advice on how to manage and grow your own business.

Barrow-Nore-Suir Rural Development group encompass the LEADER + and National Rural Development Programme (NRDP); under these programmes grant-aid is available to small enterprises, individuals with a business project and to community groups with either a business or a community beneficial project, if they meet the programmes rural development criteria. Both programmes provide part-funding so applicants are expected to fund a percentage of any project themselves.

Trail Kilkenny Ltd. facilitates the development, management and promotion of a range of high quality leisure trails for the benefit of visitors and residents. It is made up of representatives from Kilkenny Leader Partnership, Kilkenny County Council, Kilkenny Sports Partnership, local Elected Members and local land owners.

The Council's Parks Department award small amounts of monies each year which are matched by funds raised locally for small scale local amenity improvement incentives under the Amenity Grants Scheme.

Objective - A4

It is an objective of the plan to protect the banks of the Pil River and a long-term objective to examine the possibility of developing a river walk along the bank to link with the River Suir, in conjunction with the relevant statutory bodies and voluntary groups.



2.8 Community - Organisations & Services

2.8.1 Organisations & Sports Clubs

Piltown is well served by recreational facilities generally, and general consensus during public consultation deemed that this derives from good community spirit and a progressive and positive attitude in the parish and good volunteer organisation.

2.8.1.1 Kildalton Soccer Club

Kildalton Soccer Club is located at the eastern edge of the town. The facilities include a clubhouse with gym and floodlit pitch. Access to the road is pitch is in need of improvements – this is discussed in section 2.3.3.

2.8.1.2 Piltown GAA

Piltown GAA complex is located at the northern edge of the village, adjacent to the Iverk Showgrounds. The complex includes pitches for hurling, Gaelic football, camogie and also a floodlit all weather pitch. The club house incorporates a squash and handball court and bar/lounge and function room.

2.8.1.3 Piltown Parish Community Centre

Piltown Parish Community Centre facilities activities for age groups across the spectrum and interests, including – karate, snooker, basketball, art, bingo and computer courses. The centre would encourage more use by sporting groups. Barriers have been erected outside of the community centre and it has been suggested that the entrance would benefit landscaping or planting.

Policy:

C1 - It is the policy of the Council to support and encourage the development of open space and landscaping in the town.

2.8.1.4 Keep Piltown Tidy

Keep Piltown Tidy are active in the town and have undertaken and been involved in several landscaping projects, visual amenity improvements, and maintenance works throughout the town – such as the Welcome signage on the Fiddown Road. The Ossary Parishes FAS Scheme is also active in the community and carry out maintenance and improvement works in the town.

2.8.1.5 Iverk Show

Each year the community spirit of Piltown, and the strength of its volunteer organisation is reflected in the Iverk Show – The Barony Meeting draws attention from a wide distance and is one of the largest rural shows in Ireland.



2.8.2 Community Services

2.8.2.1 Religious Services

St. Mary's Catholic Church and St. Paul's Church of Ireland Church are located at the south-eastern end of the town on the Fiddown Road. The graveyard of both churches are also located in this area. An extension has been permitted to the graveyard of St. Mary's Church to its north, and allotments have been formed to the east of the graveyard.

A landscaped seating area has been provided to the south of St. Mary's Church as a community project in association with the Barrow-Nore-Suir Leader partnership.

2.8.2.2 Garda Station

The Piltown area is served by the Piltown Garda station; the area will benefit from the increased number of Gardai to be stationed in Mooncoin, with 24 cover provided.

2.8.2.3 Target Groups

The youth are well catered for in terms of sports facilities provided at Piltown, but at present there is no 'youth club' not related to sport. It was noted from information gathered from public consultation that the numbers of new members getting involved in activities is low and the involvement of new residents is encourage in all community groups.

There is an Over Sixties Senior Citizens Club in Piltown catering for the more senior members of the community that meet regularly in the Piltown parish community centre.

Policy:

C2 - Work in partnership with youth services providers and the local community in the development of youth services.

2.8.2.4 Healthcare

It is the policy of the Council to facilitate the development by the Health Board Executive of a comprehensive range of health and social care services for the area.

Piltown is served by the existing health centre in Piltown, which operates on a morning basis, with evening surgery in Carrick-on-Suir. The nearest hospitals and dentist services are provided in Carrick-on-Suir and Waterford. There are nursing homes located in Mooncoin, Portlaw and Carrick-on-Suir serving this area, and there is sheltered housing in Owinging – Sue Ryder Homes – which offers suitable accommodation for the elderly.

Policy:

C3 - To facilitate and support the Health Services Executive in the provision of any health care services for the village.

2.8.2.5 Childcare

According to the Guidelines for Planning Authorities on Childcare Facilities – DoEHLG, 2001, "Government policy on childcare is to increase the number of childcare places and facilities available and to improve the quality of childcare services for the community". Section 4.5.1 of the County Development Plan sets out the policies of Kilkenny County Council in relation to childcare provision. The Kilkenny Childcare Committee published their second strategy since their inception in 2002, which sets out the direction for the work of the committee. There is an existing childcare facility in Piltown, constructed as part of the Banagher Court residential development. The provision of quality childcare services will be facilitated and encouraged by the Council in suitable locations.

2.8.2.6 Playground

A children's playground has recently been provided as part of the residential development of Kylemore in Fiddown; however there is no playground currently provided in Piltown. A need for a playground in the town has been identified having regard to the level of recent development. Suggested locations for a playground include in the Minister's Field (opposite Centra), at Foyle's Garage or opposite Kildalton Close, at the school or at the Community Centre – these would all be subject to land ownership being resolved and finances being made available.

Objective:

C4 - To investigate and support the identification of a suitable location and development of a children's playground in Piltown in conjunction with local residents.

2.9 Development Objectives

2.9.1 Introduction

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

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

2.9.2 Land Use Zoning

The purpose of zoning is to indicate to property owners and the public the types of development which the Council considers most appropriate in each land use category. The land use zoning objectives are detailed below and are shown on the Land Use zoning and specific objectives map. It is the intention of the Planning Authority that the zoning of particular areas for a particular use shall not in itself exclude other uses in that area provided they are compatible with the dominant use. Zoning is designed to reduce conflicting uses within areas, to protect resources and to ensure that land suitable for development is used to the best advantage of the community as a whole.

In the following paragraphs:

- **Permissible uses** mean uses which are acceptable in principle in the relevant zone. However, it is still subject to the normal planning process.
- **Open for consideration** means a use which may be permitted where the Council is satisfied that the individual proposal or development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and development of the area.

Existing and General Development

Objective: To provide for a mix of uses and to support, strengthen and expand the service base, allowing for sustainable development appropriate to the scale and character of Piltown, whilst protecting its natural and built heritage.

- Any development proposal in this area will be assessed against this objective.

Residential

Objective: To protect, provide and improve residential amenities appropriate to the scale and character of Piltown, and facilitate single or multiple housing units, or appropriately designed serviced sites.

- Permissible Uses: Dwellings, open spaces, nursing home.
- Open for Consideration: Bed and breakfast establishments and guesthouses.

Phase 2 Residential

Objective: This land will not be released for development during the lifetime of this plan. The situation will be monitored on an ongoing basis.

Ecology & Open Space

Objective: To provide and enhance recreational open space, and protect the ecological integrity of the area in accordance with the heritage objectives of this plan.

- Permissible uses: Open space, river walks.
- Open for Consideration: Recreational buildings, stands, pavilions, agricultural uses, public service installations.

Industrial

Objective: To provide for industrial and related uses to provide for the employment needs of the local community.

- Permissible uses: Industrial premises and ancillary offices, open spaces.
- Open for Consideration: Warehouses, car and heavy vehicles park, Petrol filling stations, service stations, car showrooms, wholesale premises, advertisement structures, public service installations, play school/crèche.

Transitional Areas

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

Non-conforming uses

Within the plan area there may be uses which do not conform to the zoning objectives for the area. Extensions to and improvement of existing premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area.

2.9.3 Implementation of Objectives

The realisation of objectives listed within the plan, will be of significant benefit to the village, ensuring its orderly development and improvement. The achievement of the objectives will be dependent on the availability of finance and the inclusion of the objectives in the work programmes of the County Council and the responsible agencies.

There are a number of objectives in the plan which members of the community will have an interest in or may contribute to through the development management process, and which will be the responsibility of the local authority, developers, landowners and other agencies to implement. However there are objectives which the local community, through local organisations, can play a huge role in contributing to the achievement of the objectives. Kilkenny County Council's policy will be to facilitate and aid local organisations in this capacity. Listed in Table 2 are the objectives resulting from the discussion under each of the headings of in section 2 of the plan, together with the lead partners to achieve their implementation.

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

Kilkenny Leader Partnership (KLP) operates the EU LEADER+ programme and the National Rural Development Programme (NRDP). Under these programmes grant-aid is available to small enterprises, individuals with a business project and to community groups with either a business or a community beneficial project, if they meet the programmes' rural development criteria. Both programmes provide part-funding so applicants are expected to fund a percentage of any project themselves.

Table 4 – Objectives for the plan area

Ref.	Objective	Lead Partners
IN3	To provide water in sufficient quantity and quality to serve the needs of the existing and future population and commercial development, for all lands zoned for development in this plan, as resources and finances permit.	Water Services Section
IN6	To maintain and improve wastewater treatment services and to upgrade the treatment system to cater for the future growth of the town as resources and finance permit.	Water Services Section
IN11	To investigate in conjunction with the OPW the causes of flooding in Piltown and to seek the necessary funding the remedial defence works required to prevent its reoccurrence in the future.	OPW, Environment Section, Area Engineer.
IN12	To remove the obsolete watermain under the bridge to improve river flow at this location.	Water Services Section
T4	To investigate the feasibility of providing a safe pedestrian and cycleway linkage between Piltown and Piltown, subject to financial and human resources.	Area Engineer
T5	To carry out a review of public lighting needs in Piltown with a view of identifying priority areas in need of improvement and to seek to install new lighting subject to the availability of financial and human resources.	Area Engineer
T6	To investigate the possibility of bus shelters being erected in the village and a bus stop being provided at the Fiddown end of town.	Planning Section, Bus Eireann.
H3	To protect and enhance the habitat of the Pil River, and its associated ecological corridors and habitats, as identified as PL1, PL2 & PL3 on Map 2. An ecological impact assessment will be required in order to assess the impact of any development which could potentially affect this area; this should include a survey of protected species where appropriate. Where a proposal is deemed likely to have a significant effect on the Pil River it shall be subject to an appropriate assessment.	NPWS, Planning, Community Groups, Heritage Officer.
H4	To require details for the retention and integration of hedgerows of high value as identified on Map 2, in all development proposals to ensure that the ecological integrity and connectivity of the hedgerow is protected during and after construction.	Planning Section, Developers.
H6	To seek the conservation of the buildings listed in the Record of Protected Structures & listed in the NIAH; and to respond to the Ministerial recommendation to include in the Record of Protected Structures, structures identified in the NIAH, as recommended in Appendix 1.	Conservation Officer
A1	To support and encourage the enhancement of the visual appearance of Piltown, subject to the availability of human and financial resources.	Parks Section, Community Groups, Heritage Officer, KLP, NPWS.
A4	It is an objective of the plan to protect the banks of the Pil River and a long-term objective to examine the possibility of developing a river walk along the bank to link with the River Suir, in conjunction with the relevant statutory bodies and voluntary groups.	Trail Kilkenny, Planning Section, Parks Section, Community Groups, NPWS.
C4	To investigate and support the identification of a suitable location and development of a children's playground in Piltown in conjunction with local residents.	Community Groups, Parks Section, Planning Section.

3 DEVELOPMENT MANAGEMENT

3.1 Introduction

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

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

3.2 Design Guidance Principles in Piltown

While it is recognised there is a need to embrace modern design there is also a need for new development to reflect and respect the existing character and features within Piltown. New development should harmonise with existing features and characteristics of the area, and should not erode the uniqueness of the area.

New developments should have an individuality and a sense of place, which is generated by the interaction between the physical characteristics and features of the site and its surroundings, and the layout, landscaping and design of the new development.

3.3 Design Elements of Piltown

Streetscape refers to the look of a particular road, regarding the arrangement and design of plots, buildings and materials, roads and footpaths, street furniture, open spaces and planting. Attractive and coherent streetscapes happen when all of these features reinforce and work with one another. There are some general elements that contribute to the overall character of the town.

3.3.1 Design Principles Based on Local Character

- Maintain views from the N24 towards Piltown.
- Maintain the setting and existing views of structures of architectural and historic merit.
- Enhance the setting and amenity value of the Pil River, whilst protecting its ecological integrity.
- Consider the retention and incorporation of stone walls and buildings, in preference to demolition and rebuild.
- Encourage the comprehensive development of backland sites.

3.3.2 Layout & Design

Estate roads should incorporate gentle curves and traffic calming measures should be achieved through the layout design.

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

Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings.

New development shall seek to:

- Reflect local development patterns
- Respect the local characteristics and context of the site
- Refer to local buildings and variety of proportions and design.
- Refer to local distinctive details and materials
- Provide adequate provision for car parking, open space, landscaping and planting
- Integrate with existing development and the preservation of features on site
- All new buildings should be in harmony with existing old buildings in terms of architectural style.
- Careful consideration shall be given to the design of components (such as doors, windows and the height, pitch and ridges of roofs) which should have regard to those already present in the vicinity of the site. This is particularly important with regard to the

redevelopment and alterations to existing buildings which should strictly reflect the original buildings characteristics in proportions of windows to walls and in the design of the roof.

3.3.3 Building line and Boundary Treatment

Historically there was a uniform building line along Main Street. Front boundaries are typically walls/ and or railings with gates. One of the most effective is a simple low plastered wall. The removal of these boundaries to allow for the front to be used for parking detracts from the streetscape. Redevelopment on sites where the front boundary has been removed or altered will provide an opportunity to restore the building-line continuity and front walls/ railings.

3.3.4 Building Height & Roofs

The variety of rooflines convey a feeling of diversity, but unity is provided by their common domestic scale and common characteristics. New development should keep a level within the existing range of eaves. Any new roof should be gabled and pitched and should match existing roofs in pitch, span and covering material. Gabled roofs are to be encouraged, instead of hipped roofs.

3.3.5 Proportion & Materials

Large developments should be subdivided into a series of bays, especially at ground floor level, to be more in keeping with the pattern of the existing street frontage. Long horizontal lines look out of place and should be avoided.

When designing, the type of materials to be used in new developments or improvements to existing properties should fit in with the prevailing character of Piltown, and be designed to reflect and respect nearby colours, textures, materials, shapes, styles and proportions.

3.3.6 Natural Heritage & Bio-diversity

Designs and landscaping plans should seek to conserve and enhance biodiversity where possible.

- Where tree and shrub planting is undertaken, only native trees and shrubs, which grow naturally in the locality, should be used. These should be of local provenance where possible. A list of native trees and shrubs is contained in Appendix 2.
- The avoidance or limitation of the use of herbicides and pesticides is encouraged where possible.
- The culverting of watercourses is discouraged, in favour of the retention of all open and natural channels.
- Development should avoid building on floodplains or the significant alternation to the physical environment within the immediate vicinity of a watercourse. Where a safety barrier around a drainage ditch is required, spiny shrubs could be planted.
- Development should not be carried out within the immediate vicinity of hedgerows to be retained or within the root protection area of trees; and a grass margin should be maintained adjacent to hedgerows.
- If it is necessary to replace an original semi-natural feature (hedgerow, stone wall etc.) it should be replaced with a similar semi-natural feature.
- A combination of tree sizes shrub sizes of native species will be required for the reinstatement of connecting features to ensure their function is restored quickly. For species that do not need continuous cover 'stepping stone'/ patches of similar habitat may be appropriate.

3.3.7 Car Parking

Car parking shall be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. New development will normally be required by to provide adequate off-street car parking and loading facilities, and shall be in line with the standards of the County Development Plan. For security reasons, car parking should always be overlooked by housing. Where parking space is proposed in front of existing premises, existing railings or boundary walls shall be retained.

3.3.8 Density

There is no set maximum or minimum density recommended. A high standard of architectural design and layout will be required in residential developments. In determining suitable

density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice.

3.3.9 Design

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

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

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

New development must recognise and be sympathetic to the existing settlement and help to renew the specific architectural traditions of the area and boundary treatment to individual plots.

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