CALLAN LOCAL AREA PLAN
2008 – 2014

JULY 2008

kilkenny county council

Callan Draft Local Area Plan
Callan Draft Local Area Plan

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Introduction

1. Introduction

1.1.1 Callan is located to the south-west of Kilkenny City, within close proximity to Carrick on Suir, Clonmel and Waterford City. It enjoys good road connections to employment bases such as Kilkenny, Clonmel, Cork and Dublin via the N76 and connectivity is likely to be further improved on completion of the nearby Knocktopher to Waterford section of the N9 by 2009. Callan had a population of 1,771 in the 2006 Census.

1.2 What is a Local Area Plan?

1.2.1 The Callan Local Area Plan 2008-2014 provides the written statement and accompanying maps that will manage the development and growth of Callan over the six year plan period.

1.2.2 The Callan Local Area Plan 2008-2014 (the Plan) has been prepared in accordance with the requirements of the Planning and Development Act 2000 (as Amended 2002 and 2006) and sets out an overall strategy for the proper planning and sustainable development of the town.

1.2.3 The Plan will comprise the statutory land use plan for the town in the promotion and regulation of development and therefore provides a clear vision for Callan, providing for the needs of the existing and future population. It will provide for the development of Callan by setting out zoning and other objectives for the proper planning and sustainable development of the town, considering the needs of the town, and informing and coordinating decisions on planning applications. The Plan plays a key role in translating overarching County Development Plan policies and objectives at the local level.

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

1.3 Legal Status

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

1.3.2 The Plan covers the period from 2008 to 2014 and will be valid for a period of 6 years from the date of its adoption by Kilkenny County Council subject to any reviews, variations and alterations made in the future.

1.3.3 This Plan should be read in conjunction with relevant policies and objectives of the Kilkenny County Development Plan 2008 – 2014.

[1] *'Implementation of the SEA Directive (2001/42/EC): Assessment of the effects of certain plans and programmes on the environment' Guidelines for Regional Authorities and Planning Authorities (DoEHLG, 2004)*

1.4 Plan Implementation

1.4.1 The Council will seek to implement the aims, policies and objectives of the plan in a proactive manner. The Council will engage with all relevant stakeholders, both statutory and non-statutory agencies and organisations through the development control process. The Plan is the main instrument for regulation and control of development. The Council is required to assess development proposals in accordance with the policies and objectives set out in the Plan.

1.5 Monitoring & Review

1.5.1 The Plan cannot foresee all events that may arise over the lifetime of the Plan, thus it is imperative that the Council regularly monitor the Plan and vary or amend the Plan if deemed appropriate.

1.6 The Local Area Plan Preparation Process

1.6.1 The pre draft stage comprised of collating baseline information, the preparation and publication of an Issues Paper, stakeholder consultation, a public consultation event and pre draft submissions which were invited from 17th Dec 07 – 7th February 08. The preparation of the Draft Plan including policies and objectives resulted from extensive research, site survey work and consideration of issues arising from the public and stakeholder consultation. The Draft Plan was then presented to the Callan Area Elected Members prior to public display.

1.6.2 The Draft Plan will be on Public Display for a period of 6 weeks from **11th July until 22nd August 2008** during which submissions or observations will be invited from the public. No later that 12 weeks after the Draft Plan has been put on public display a Managers Report on the submissions or observations received will be produced. This report will list the persons who made submissions or observations, summarise the issues raised and will be presented to elected members. Elected Members will then vote to make or amend the plan according to the recommendations within the Managers report. If required, amendments will be made to the content of the Plan and it will be presented as an amended Draft to the Elected Members for their approval and put on public display for a period of 4 weeks during which time submissions or observations will be invited from the public on the amendments to Draft Plan.

1.6.3 Adoption of the Plan is the final stage of the plan process and will include the preparation and presentation of a Manager's report on observations so that they may vote to make or amend the Plan.

STAGES IN PREPARATION OF A LOCAL AREA PLAN

STAGE 1 Pre-draft	STAGE 2 Public Display of Draft Local Area Plan	STAGE 3A Adoption of LAP (if no changes)	STAGE 3B Adoption of LAP (if changes)
Public Consultation which may include: • Public workshop • Written submissions This will be advertised on this website and in the local press. Prepare Draft LAP • Research – site survey • Consider issues from public consultation • Devise policies and objectives • Draft Plan	Plan will be available for public inspection. Hard copies and CDs will be available for viewing/purchasing and the plan will also be available on the Council website. Written submissions are invited.	Manager's Report is prepared – this summarises and responds to all submission received Adoption of LAP If no amendments made OR If elected Members opt to amend Draft LAP, proceed to Stage 3B	Publish notice of material alterations and written submission invited. Public display of Proposed Variations Prepare Manager's Report – summarise and respond to all submission received Adoption of LAP
Approx 5 months	6 weeks minimum	12 weeks maximum	17 weeks maximum

Figure 1.1:   Stages in the Preparation of a Local Area Plan

1.7   Stakeholder consultation & Summary of issues raised

1.7.1   A pre draft consultation event for the Callan Local Area Plan (LAP) took place on 9th January 2008 at The Friary Complex, Callan. The purpose of the meeting was to set out the process involved in producing a LAP, the work undertaken to date and provide an overview of the emerging issues that formed the basis of discussion with stakeholders and members of the local community in attendance.

1.7.2   Stakeholders and members of the local community formed discussion groups and discussed issues relating to the following topics:

- Population and Settlement
- Housing
- Employment and Industry
- Retail
- Community
- Infrastructure
- Heritage
- Agriculture
- Tourism

1.7.3   A summary of the consultation responses is set out in **Appendix 1**.

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Callan
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Strategic
Context

2. Strategic Context

2.1 Introduction

2.1.1 A number of policies at national, regional and county level set the context for the production of the Callan Local Area Plan. These documents, which are summarised in the following section, describe the role that Callan should play in achieving objectives and supporting strategies set at a national, regional and county level. The subsequent section sets out the general context and in doing so outlines the issues that this Local Area Plan will seek to address. These issues will directly feed into the objectives and policies.

2.2 National Spatial Strategy

2.2.1 The purpose of the National Spatial Strategy is to provide for sustainable development and ensure the long term coordination of land use planning throughout the country. To achieve this it seeks to reinforce the settlement structure of the Country and make efficient use of existing assets with a view to improving overall quality of life.

Figure 2.1: National Spatial Strategy

2.2.2 The NSS acknowledges that towns of 1,500 to 5,000 population range can contribute both economically and socially towards sustainable development. Specifically in terms of their potential to attract residential development together with small scale enterprises thereby bringing jobs closer to where people live.

2.2.3 This strategy also recognises changes in their economic function from centres that traditionally served a prosperous agricultural hinterland and highlights their

unique qualities as opportunities for change. These include strengths such as townscape quality, compact form, rich built heritage, and quality of life attractions which attract residential, small and medium enterprise development. Centres such as Callan, located in a rural area, have a strong potential for diversification based around tourism, forestry and enterprise sectors. Back-land areas generated through historic development and stemming from the towns original urban forms can provide significant development opportunities to reinforce these strengths.

2.3 Draft Guidelines on Sustainable Residential Development in Urban Areas (Feb, 2008)

2.3.1   The purpose of the Draft guidelines is to set out the key planning principles which should be reflected in development plans and local area plans which will ultimately guide the form of residential development in urban areas. Planning Authorities should have regard to the recommended standards for new residential development when preparing Local Area Plans.

2.3.2   The guidelines outline the overall aim of successful and sustainable residential development in urban areas and define the specific qualities that high quality places should incorporate. The development and zoning objectives in this LAP should therefore seek to

- Prioritise walking, cycling and public transport, and minimise the need to use cars;
- Deliver a quality of life which residents and visitors are entitled to expect, in terms of amenity, safety and experience;
- Provide a good range of community and support facilities, where and when they are needed;
- Present an attractive and well maintained appearance, with a distinct sense of place and a quality public realm;
- Are easy to access and to find one's way around;
- Promote a mix of land uses to minimise transport demand;
- Promote social integration and provide accommodation for a diverse range of household types and age groups; and
- Enhance and protect the built and natural heritage.

2.3.3   The guidelines clarify the role of Local Area Plans with respect to addressing the following issues at the beginning of the plan making process;

- The amount and type of new housing required to meet the needs of the area;
- The need to adopt a sequential approach to the zoning of residential lands extending outwards from the centre of an urban area;
- The relationship and linkages between the areas to be redeveloped and the new areas including the availability of community facilities and social infrastructure;
- The need to create an overall urban design framework for redevelopment areas;
- The setting of appropriate density levels;
- Adapting to the impacts of climate change;
- The avoidance of flood risk.

2.3.4   The guidelines advise that development in small towns with a population ranging from 400 – 5,000 should be plan led and should contribute to the creation of a compact urban structures with a view to increasing the levels of

accessibility and making efficient use of infrastructure and services. Central to this approach will be the reuse of town centre sites and underused backland areas.

2.3.5 The Guidelines also consider that the scale of new development should be in proportion to existing development with preference for a number of smaller sites integrated within and throughout the urban centre rather than focusing on one very large site. For towns of this size, it is generally preferable that the Local Area Plan should only encourage individual residential proposals that would increase the housing stock of such urban areas by a maximum of 10% - 15% within the lifetime of the Local Area Plan.

2.4   Retail Planning Guidelines

2.4.1 The Retail Planning Guidelines defines the fourth tier of the retail hierarchy as comprising of small towns in the 1,500 to 5,000 population category, most of which provide basic convenience shopping, either in small supermarkets or convenience shops and in some cases, lower order comparison shopping such as hardware, pharmaceutical products and clothes. The guidelines recognise current trends for larger store sizes which are difficult to accommodate in traditional town centres, which comprise relatively small scale historic buildings in an attractive setting. However, central to the policy on retail, is the need to establish the optimum location for new retail development which is accessible to all sections of society and is of a scale which allows the continued prosperity of traditional town centres and existing retail centres.

2.4.2 The Local Area Plan should be in conformity with the five key objectives identified in the guidelines:

- all development plans incorporate clear policies and proposals for retail development;
- to facilitate a competitive and healthy environment for the retail industry of the future;
- to promote forms of development which are easily accessible - particularly by public transport - in locations which encourages multi-purpose shopping, business and leisure trips on the same journey; and
- to support the continuing role of town and district centres.

2.4.3 A key retail planning principle referred to extensively within the guidelines is the sequential approach. This approach establishes the town centre as the preferred location for developments that attract many trips with subsequent consideration for edge of the centre locations in cases where there are no sites available within a town centre.

2.5   Regional Planning Guidelines for the Southeast regional authority

2.5.1 Callan is identified as a District Town in the Regional Planning Guidelines, Regional Planning Guidelines for the South East identify district towns as towns with a population of between 1,500 and 5,000 that should perform an important role in driving the development of a particular spatial component of the overall region.

2.5.2 The guidelines highlight agriculture, manufacturing, services sectors as key to economy in the South-East with the agriculture and food sector accounts for a significant proportion of output and employment. This is apparent in Callan where these industries have a strong presence.

2.5.3 Future development considerations supply should take account of the shift towards service led rather than agricultural employment. The changes in the international economy will have further consequences for manufacturing and internationally traded services as Ireland is no longer characterized as a low costs.

2.5.4 Attracting foreign direct investment is therefore increasingly focused on higher value employment. This is likely to be concentrated in existing locations where foreign-owned enterprises are located such as Waterford City and the county towns, reflecting the requirement of many IDA client companies to be based in areas of critical mass in terms of population, skills, and infrastructure.

2.5.5 Although it is preferable that employment land caters for exogenous as well as endogenous growth, indigenous industry and SMEs are generally spread throughout the region's small to medium sized towns as well as the larger urban centres. Economic development of this kind is particularly relevant to the future growth of towns such as Callan as they hold the potential to provide support services to overseas industry which is concentrated mainly in electronics, precision engineering, pharmaceuticals, healthcare and in internationally traded services particularly in sectors such as ICT, Shared Services and Financially traded services.

2.5.6 Tourism, services and agricultural development also provide further opportunities for SMEs growth with potential for the LAP to support:

- Tourism though development of appropriately located facilities that strengthen the existing national profile linked to the high quality amenities of the region, such as its heritage, river valleys, angling and golf courses;
- Services such as banking, administration and consultancy and improvement in access and communications would support the continuation of that trend;
- Agriculture and food sector which is currently demonstrating a resurgence in profitability;
- Where applicable, highlight the potential demand for forests in the region to provide fuel for wood biomass energy production.

2.5.7 The capacity to support the growth of indigenous companies in the town will reflect the provision of a number of factors including the quality of infrastructure, including road and rail links, water, access and telecommunications improvements in addition to the availability of first class business/technology parks and industrial units.

2.5.8 The attractiveness of smaller towns and villages also lies in their capacity to accommodate employment, residential and other functions on the basis of their comparative advantage in terms of lower costs and a quality of life that is attractive to many people.

2.6 County Development Plan 2008 – 2014

2.6.1 Within the County Development Plan(CDP) Settlement Strategy, Callan is defined as a district town. The CDP states that generally these towns have well developed services and community facilities and have the capacity to accommodate additional growth subject to certain physical infrastructural investments.

2.6.2 It also highlights the role of Local Area Plans in setting out in detail the Council's requirements for all new development, including such considerations as density, layout and design requirements, public transport and road infrastructure, community facilities, open space and recreational facilities etc.
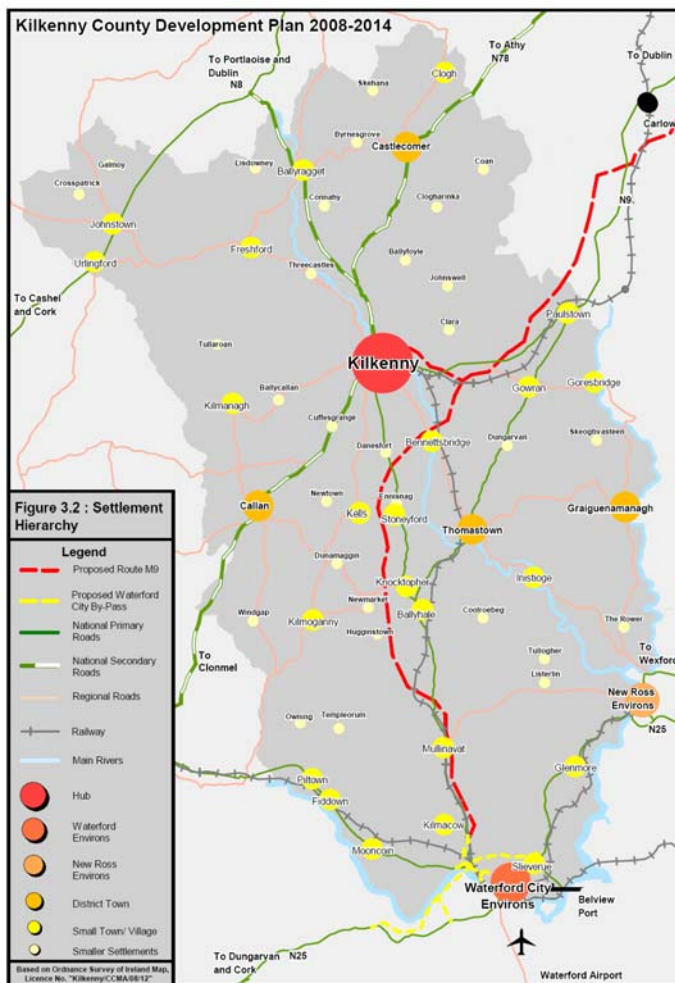
Figure 2.2:   CDP Development Hierarchy

Retail Policy

2.6.3 Policy within the development plan reflects the County Retail Strategy 2007 which sets out:

- the retail hierarchy, the role of centres;
- A broad assessment of the requirement for additional retail floorspace;
- Strategic guidance on the location and scale of retail development,
- Preparation of policies and action initiatives to encourage the improvement of town centres;

- Identification of criteria for the assessment of retail developments.

2.6.4   The location of new retail development is required to be consistent with the retail strategy and policies within the County Development Plan, particularly in that they must be in accordance with the sequential approach, established at the national level. This approach requires, where practicable, new retail development to be located within the district centre. Where this is not possible a consideration may be given to a site on the edge of the town centre (an edge of centre site is taken to be one that is unlikely to be more than 300 - 400 metres from the edge of the prime shopping area).

2.6.5   For retail purposes, Callan is designated as a Tier 1 Level 2 sub county Town centre where middle order convenience and tourism related comparison, retail floorspace is considered appropriate.

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Callan
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General
Context

3.   General Context

3.1   Location

3.1.1   Callan Town is located 10 miles south-west of Kilkenny City, 15 miles from Carrick on Suir, 17 miles from Clonmel and 35 miles from Waterford City. The town has a rich historical environment and acts as an attractive market and service centre for the surrounding area. Traffic congestion levels in the town centre has been significantly reduced since the opening of the by-pass and connectivity is likely to be further improved on the completion of the nearby Knocktopher to Waterford section of the N9 by 2009.
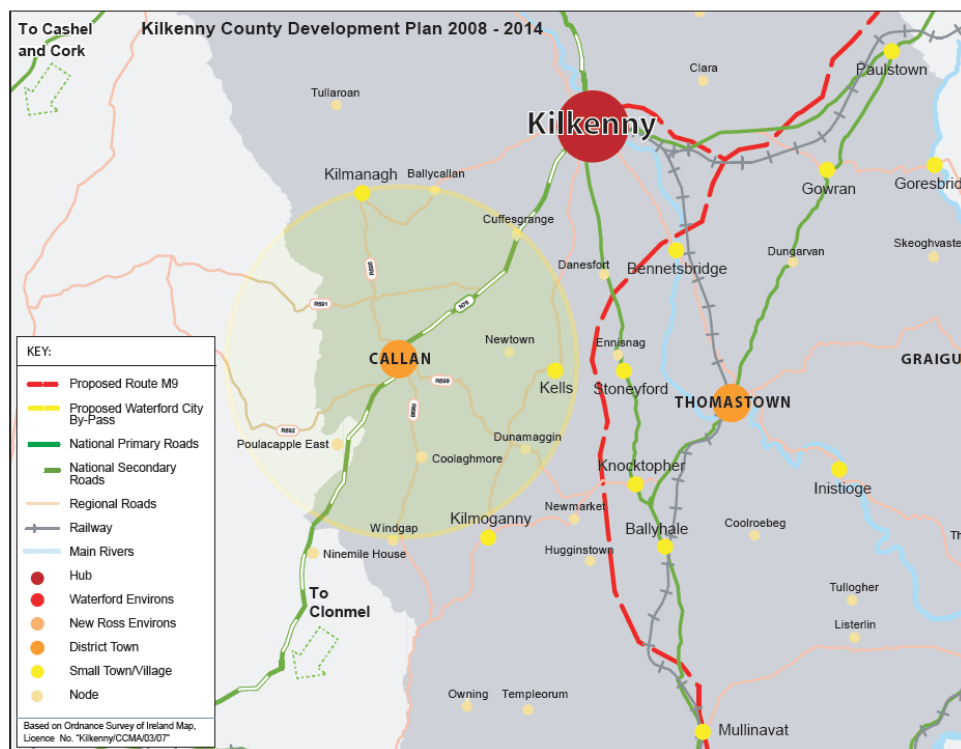
Figure 3.1:   CDP Development Strategy and Transport Accessibility

3.2   Urban Structure and Connectivity

3.2.1   The town's main commercial area is centred on the principal street, Bridge street / Green Street, which runs north to south with West Street / Mill Street as a secondary axis, with the two streets intersecting at a cross roads to the south of the bridge.

3.2.2   Bridge Street and the area north of the Kings River comprise the main section of the remaining medieval town and contains some of the town's earliest surviving developments, including the Anglo-Norman motte and the Augustine Abbey. The street is characterised by a narrow streetscape and compact and dense development originally organised as a retail area with over the shop living accommodation.   Green Street which has a concentration of public buildings, originally laid out as a market square, is much wider than Bridge Street and is consequently better able to cater for a range of traffic.

3.2.3   Although zoned for residential and industrial development within the previous development plan (2002-2008), much agricultural and undeveloped lands remain within the development boundary. Industrial development has mainly taken place at the periphery of the town. Improved landscaping, building and site maintenance would make a considerable improvement in these areas.

3.3   Population Profile

3.3.1   In 2002, approximately 88% of the population in County Kilkenny lived in rural areas, with more significant increases in the population occurring in rural rather than urban centres. The share of population accounted for by urban centres remained stable, while that of the environs of the towns of Kilkenny, Thomastown and Callan continued to rise. This dispersed population pattern indicates that there is weak settlement structure within the County.

3.3.2   The national demographic results provided by the Census 2006, point towards a number of demographic trends for consideration. These include:

- An older population: the number of persons aged 65 and over has increased at every census since 1961 and now represents 11 per cent of the total population.
- Within a generation, therefore, the average number of children per woman has declined by 1.3 (from 3.5 to 2.2) giving rise to smaller family sizes. Although, current household size is estimated as 2.88, in Ireland more generally these are set to fall to 2.6 persons by 2011.

3.4   Employment

3.4.1   Employment levels in the South East are well below the national average with the second highest rate of unemployment in the country and income per capita well below the national average. The disparity between population and employment growth is reflected the upward trends in commuting to employment centres outside of the region. Current employment opportunities are provided by a range in industries on which to base this expansion mainly located in the Westcourt Business Park, town centre and Callan Industrial Estate. Economic activity in the town is derived from general business, manufacturing, building supplies, agricultural and auto trade services.

3.4.2   An Industrial land survey, carried out as part of the evidence gathering stage, found that the majority of business users in the town had no additional land requirements and felt that there was sufficient land zoned to the south east of the town. However survey results highlighted a number of issues with respect to the existing supply. Specifically, the poor quality and maintenance of the Westcourt Business Park and the lack of road and service infrastructure to support the development of industrial zoned lands to the south east of the town.

3.4.3   The changes in the international economy mean that as a small open economy, Ireland is no longer characterised as low cost. Future employment land provision will need to take account of these trends particularly with regard to a shift towards service led rather than agricultural employment. Potential for new employment opportunities in Callan also exist in manufacturing, education, food processing, craft production and in services, particularly those serving both local needs and tourism. Indigenous industry and SMEs development also benefit from the strengths of smaller towns and villages, in terms of lower costs and a quality of life that is attractive to many people.

3.5   Socio Economic Profile

3.5.1   The Deprivation Index (SAHRU Technical Report, 2007) a is measure of relative material deprivation, can be defined as a state of 'observable and demonstrable disadvantage relative to the local community to which an individual belongs'. The concept is applied to conditions rather than resources or income and can therefore be distinguished from the concept of poverty. **Figure 3.2** shows relatively high levels of deprivation in Callan when compared to other areas in the Country.

3.5.2   It is generally acknowledged that less well off groups of the population are more likely to suffer poorer health[2]. A populations socio economic profile (described here in terms of the Deprivation Index) is a key determinant of health and wellbeing.
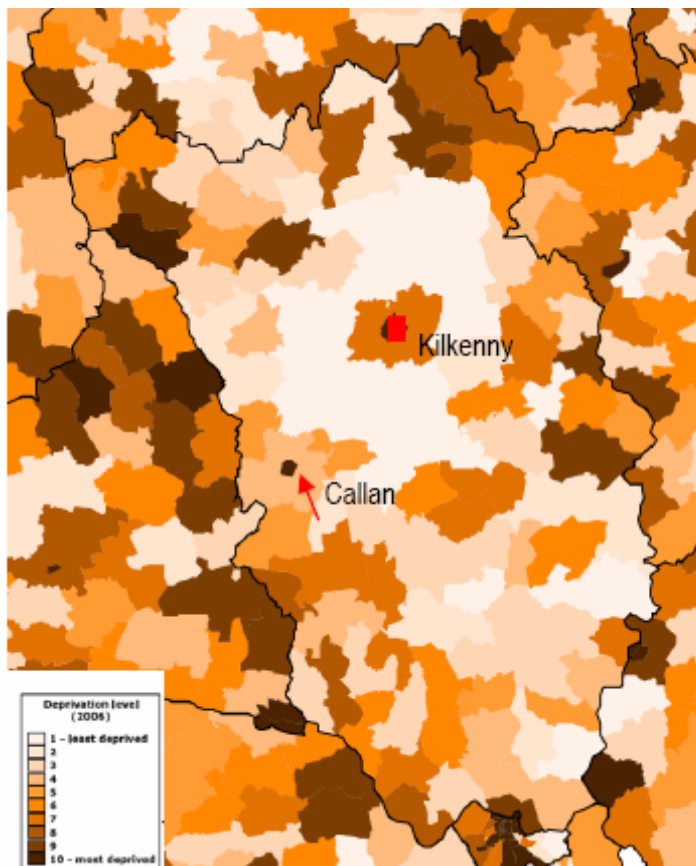
Figure 3.2:   Deprivation Index 2006

3.6   Transport and Access

3.6.1   Callan is located 10 miles south-west of Kilkenny City, 15 miles from Carrick on Suir, 17 miles from Clonmel and 35 miles from Waterford City. The town acts as a market and service centre for the surrounding area and enjoys good road connections to employment bases such as Clonmel and Waterford. Traffic congestion levels in the town centre have been significantly reduced since the completion of the N76 which is the National Road that bypasses the town and

[2] For more information on the links between Planning and Public Health please refer to 'Health Impacts of the built environment, a review' (The Institute of Public Health in Ireland, 2006)

connects to Kilkenny in the north-east and to Clonmel to the south-west. Road connectivity is likely to be further improved on the completion of the nearby Knocktopher to Waterford section of the N9 by 2009.
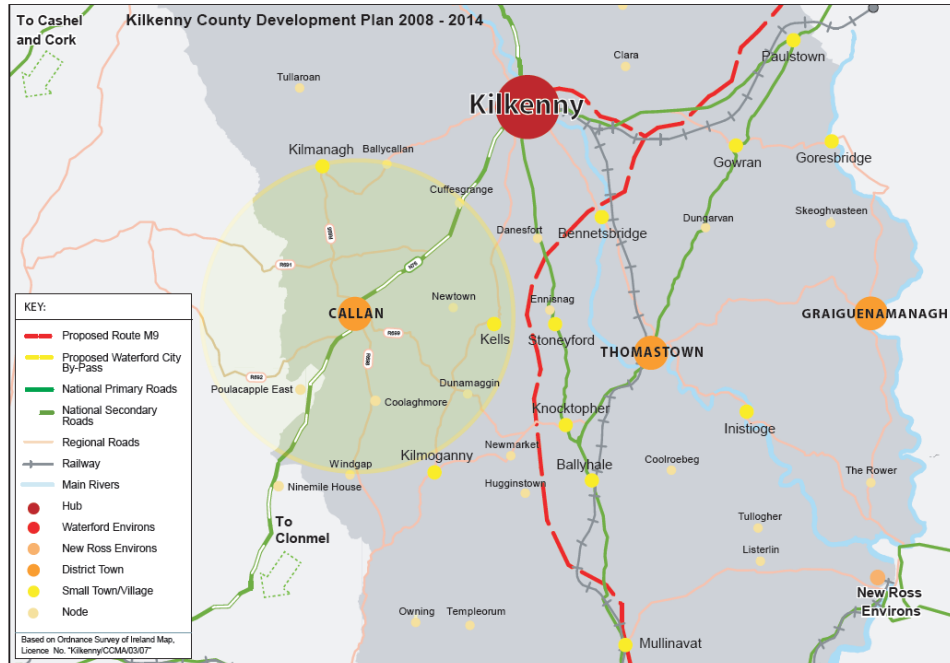
Figure 3.3: CDP Development Strategy and Transport Accessibility

Transport Services

3.6.2   Callan is served by the bus services that operate from Clonmel and Cork to Dublin, all of which stop in Kilkenny and Dublin city centre. The Department of Education and Science also runs a school bus service for Primary and Secondary School children and for rural transport services, Callan is among the areas served by the Ring a Link scheme that is funded by the Rural Transport Initiative under Transport 21. Callan is also approximately 45 minutes by bus from Clonmel and 20 minutes from Kilkenny, both of which are served by train from Dublin.

3.6.3   With the exception of these services, Callan's public transport is limited particularly with respect to those living in rural locations who are largely dependant on road transport and the use of the car.

3.6.4   Recent Census (2006) figures confirm that cars are the dominant means of transport in the town with over 55% using the car to travel to work, school or college. As the predominant mode of transport, car use has resulted in traffic congestion in the town centre. For those that do not benefit from car ownership this can create barriers to the access of services and employment opportunities. Ensuring services are within accessible walking distances and providing safe and direct routes may help to increase the proportion of those currently travelling by foot or bicycle.[3]

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[3] 2006 Census figures approximate that in Callan 24% and 1.25% travel to work, school or college by foot and bicycle respectively.

3.6.5   With the exception of the by pass, Bridge Street provides the only cross river link within the town. This medieval street has a long narrow structure which constrains parking and traffic movement. This narrow link and the physical barrier provided by the kings river contributes to poor connectivity between north and south Callan. Elsewhere, particularly on Green Street, traffic congestion and parking detracts from the visual appeal of the street.

3.7   Topography and Geomorphology

3.7.1   A landscape character appraisal was undertaken by CAAS Associates on behalf of Kilkenny County Council in 2003. The Landscape Assessment has identified a number of Landscape Character Units within County Kilkenny.

3.7.2   Callan is located with the lowland character unit which contains predominantly fertile lands with intensive land management. The slope and topography of such unit is in a shallow/gradual transition. As a result there is a high range of use-potential in these areas. Concentrations of tillage lands in this lowland area tend to be characterised by extensive views across large fields with low and highly maintained hedges.

3.7.3   The lowlands are comprised of:

- Kilkenny Northern Basin
- Kilkenny Western Basin
- Kilkenny Eastern Basin

3.7.4   Callan is situated in the Kilkenny Western Basin which is an area characterised by tillage and pastureland uses. Key features such as the gentle topography and low hedging allows for clear open and extensive landscape views. Land parcels within this area are also regular in form and pattern. These landscape factors allow vistas over long distances with the possibility for development to have a disproportionate visual impact. Where shelter vegetation is present, it can have a natural visual barrier and reduce the visual impact of new development.

3.8   Water Supply and Wastewater treatment

3.8.1   Waste water treatment in Callan is provided for by secondary treatment which currently has capacity for 2,600 population equivalent (p.e.) and discharge is made to a freshwater (river) which is defined as a sensitive area[4]. The waste water treatment works are located towards the southeast of the town in close proximity to the Kings River. There are opportunities to increase the capacity to 4,000 p.e. and 6,000 p.e., however any subsequent increases will require additional lands.

3.8.2   Water supplies are limited with no additional capacity available, however new sources are currently being investigated and will be progressed through the main services development capital programme.

3.8.3   In January 2008, the EPA reported on the '*Provision and Quality of Drinking Water in Ireland: A Report for the Years 2006 – 2007'*. This was the first report in response to the EC Drinking Water Regulations, which provides for a greater level of consumer protection by requiring public water suppliers to notify the

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[4] "sensitive areas" are those areas specified in the third schedule of the Urban Waste Water Treatment Regulations, 2001 (S.I. 254 of 2001), Urban Waste Water Treatment (Amendment) Regulations, 2004 (S.I. 440 of 2004) and such other areas as may be identified pursuant to article 5 of the Urban Waste Water Treatment Directive.

EPA and the Health Service Executive where drinking water fails to meet the standards.

3.8.4   There are currently no issues with drinking water quality in Callan.

3.9   Flooding

3.9.1   Local Area Plans can contribute substantially to the management of flooding related issues by showing consistency with guidelines provided by the OPW, 'Flood Risk & Development' which state that development that is sensitive to the effects of flooding will generally not be permitted in flood prone or marginal areas.

3.9.2   Flooding is a natural phenomenon and where there is no risk to human life and property, it is beneficial as it provides fertile sediments for farmland, maintains valuable wildlife habitats and reduces flood risk elsewhere in the catchment. The floodplain, the flat or nearly flat land adjacent to a stream or river that experiences occasional or periodic flooding, plays a key role in this process and acts as a temporary store of for flood waters and facilitates their conveyance and flood levels downstream. A number of human activities tend to restrict the capacity of rivers to accommodate large storm flows. These include:

- Greenfield Development: Paving over previously permeable areas for roads, housing, car parks, etc. can significantly restrict the potential infiltration rate of the area covered. This activity might have a minor or negligible impact in large river basins (due to flood peak timing and proportion of area developed), but could substantially increase runoff in small river basins (i.e., by more than 100%).
- Changes in Land Use or Land Use Practices: Changes in the vegetation cover, the way in which land is used, or measures which impact negatively on natural flood retention areas (wetlands), can have impacts on both interception and infiltration.

3.9.3   **Figure 3.4** shows the surface water bodies in Callan, including the main river traversing the town, the Kings River in addition to the location of historic flood events and the extent of benefitting lands. Benefitting land maps were prepared as part of the design of the OPW Arterial Drainage Schemes and indicate lands that were poorly drained and would benefit from drainage. While not developed as floodplain or flood extent maps, a good correlation has been observed between the 'Benefitting Lands' and those areas that may be prone to flooding.

3.9.4   OPW information records four areas where flood events have occurred. These include:

- Kings River near Callan Bypass Oct 2004
- King's River Callan Oct 2004
- King's River Callan Town (recurring incident)
- Kings River Callan March 1947
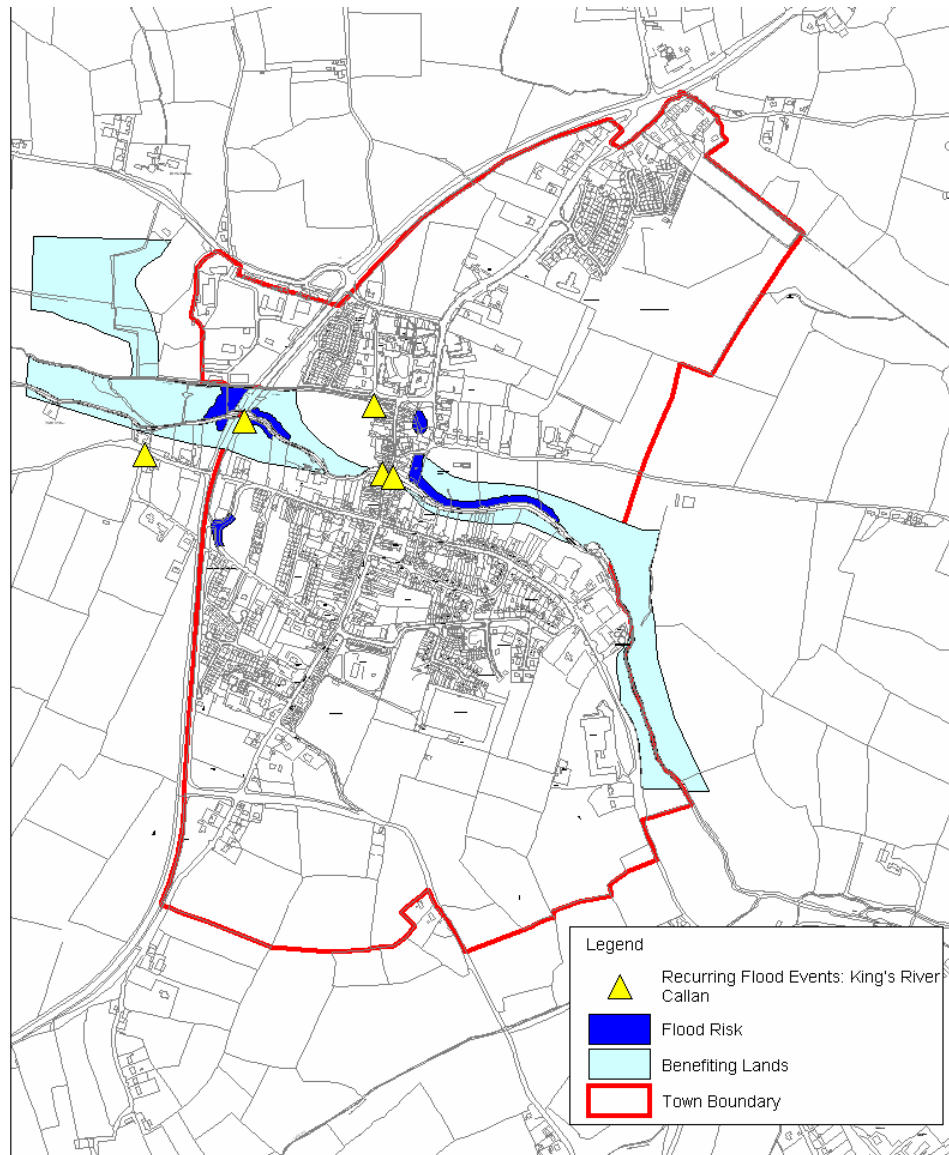
Figure 3.4:   Recorded Flood Events in Callan (Source O.P.W) Callan Benefitting Lands and Flood Events (Source O.P.W.)

3.10   Retail

3.10.1   Callan is the third largest retail centre in the County, after Kilkenny City and Thomastown. Retail is currently concentrated in the centre of the town, which benefits from an attractive townscape with a number of high quality buildings in its environs. The main retail activity and associated pedestrian flows in the town are located on Green Street, with some activity on West street, Bridge Street and Mill Street.

3.10.2   Since 2000, when Callan was the second smallest of the main centres in the County, the town has undergone significant growth, with a 100% / 2,196 m² increase in its total floorspace. Increases in both convenience and comparison floorspace have contributed to this growth, however these improvements have failed to address the very limited provision of services such as restaurants and

hotels in the town. The current make up of retail floorspace is set out in **Table 3.1.**

3.10.3 There has also been an increase in vacant floorspace from 6.8% to 12.9% which is relatively high for a town of this size and an issue for future consideration. These vacancies are primarily located on Bridge Street, which faces significant constraints with respect to limited parking, with few low level vacancies on Green St. Opportunities therefore exist for the re-use and regeneration of sites for retail and other town centre uses along Bridge Street, Mill Street and in particular for the vacant Co-Op building on Green Street. Importantly, the reuse of the Co-op could support improvements to the retail provision and pedestrian connectivity within this area of town.

Table 3.1:   Net Retail floorspace in Callan

Composition of Net Retail Floorspace in Callan, Trading as at March 2007 (m²) (County Kilkenny retail strategy Review 2007)			
Vacant	Convenience	Comparison	**Total**
569	1,880	1,938	4,387

3.10.4 Callan, Kilkenny City and Carlow are the three main shopping destinations for food shopping. These shown in more detail in **Table 3.2**. Figures here demonstrate some scope for new retail development that to reduce expenditure leakage. The location of these new facilities will be an important factor in providing opportunities for linked shopping trips in the town and vacancy rates are minimised.

Table 3.2:   Main food shopping destinations

Main food shopping destinations		% of visits
Callan	SuperValu	25
Kilkenny City	Dunnes Stores	22.4
Kilkenny City	Superquinn	10

3.11   Open Space and Amenity

3.11.1   Green space and trees and indeed all the environmental resources in the town comprising its green infrastructure, play a number of important functions including:

- Sustainable resource management in relation to land and water resources, and pollution control
- Supporting biodiversity, particularly relating to the importance of connectivity of habitats;
- Recreation e.g. greenways and the use of non-car routes to address public health and quality of life issues;
- Landscape, green spaces and corridors from aesthetic and visual richness;

3.11.2   Callan currently has approximately 14.68 ha of land zoned as open space. This open space comprise the Motte, Friary Meadow, the Fairgreen and John Lockes GAA Club which are at central and accessible locations within the town. Both the Motte and the Friary Meadow are located on the banks of the Kings River and are of considerable importance to the natural and historical environment.

3.11.3   Quantity, quality, variety and accessibility of open space are all factors that influence the use of public space. Guidelines on 'Sustainable Residential Development in Urban Areas' emphasise the importance of qualitative standards regarding open space and set out the standards that open spaces should expect to achieve.

3.11.4   To deliver quantity, quality, variety and accessibility, open space and recreational facilities must be located and designed on a hierarchical basis according to the needs of a defined population. The hierarchy of open space is as follows:
- Class I – Strategic Open Space
- Class II – Local Parks
- Class III – Informal/casual Open Space
- Class IV – Buffer landscape

Class I – Strategic Open Space

3.11.5   Strategic open space could be described as green space that performs a variety of functions over an above its traditional role as amenity space. Both the Motte and the Friary Meadow constitute Strategic Open space in the town due to their structural role and to the variety of important functions they play. Indeed both sites have been identified as:
- Part of the River Barrow and River Nore Special Area of Conservation
- National Monuments
- Containing areas of flood plain and contributing towards flood management
- Local Amenity space

3.11.6   These sites vary in terms of levels of accessibility, with surrounding land use and active ground floor use contributing toward the greater use of the Friary Meadow complex.

Class II – Local Parks

3.11.7   Strategic open space which is also functional as local amenity space can be considered along with other open space in the town as part of the Class II Local park provision. Class II local park provision is illustrated in **Figure 3.5** and comprises approximately 14.68 hectares. In addition to the Motte and the abbey Meadow, it includes the Fairgreen and John Lockes GAA pitch which is in close proximity.

3.11.8   Both facilities have developed in tandem with the historic growth of the town and are in close proximity to the town centre. Despite this, adjacent lands uses, particularly housing, turn their back on these spaces and fail to provide adequate natural surveillance. Improvements to their relationship with the surrounding landuse, in addition to better lighting and landscaping would encourage more active use of existing spaces.

3.11.9   **Figure 3.6** applies the accessibility standard of 400 metres walking distance to the existing provision of green space in the town. With the exception of the northern end of the town, it shows that open space, is generally accessible from residential areas.

Provision of New Public Open Space

3.11.10   Council policy as set out within the County Development Plan seeks to make provision for a hierarchy of parks, open spaces and outdoor recreation areas within the County so that the population can participate in a wide range of active and passive recreational pursuits within easy reach of their homes and places of work. All residents should have reasonable access to a range of different types of open space, whereby day to day recreational provision to local communities will be provided by a series of district or neighbourhood parks.

3.11.11   This approach to the development of open space and recreation provision includes a minimum standard of open space provision of 2.4 hectares per 1,000 population or greater within new residential development taking into account existing levels of provision[5].

Site Capacity No. of Dwellings	Minimum quantity and type of leisure facilities
< 25	Development Contributions or 2.4 hectares per 1,000 people (a minimum of 0.25 hectares must be provided
25 or over	Open space 2.4 hectares per 1,000 people
100 - 199	Public open space to include neighbourhood Play Area

Recreational facilities; Developers will be required to make provision for sports and recreational infrastructure commensurate with the needs generated by that development and the capacity of existing facilities in the area to cater for existing and future needs. Residential planning applications in excess of 200 units will require a recreational needs assessment.
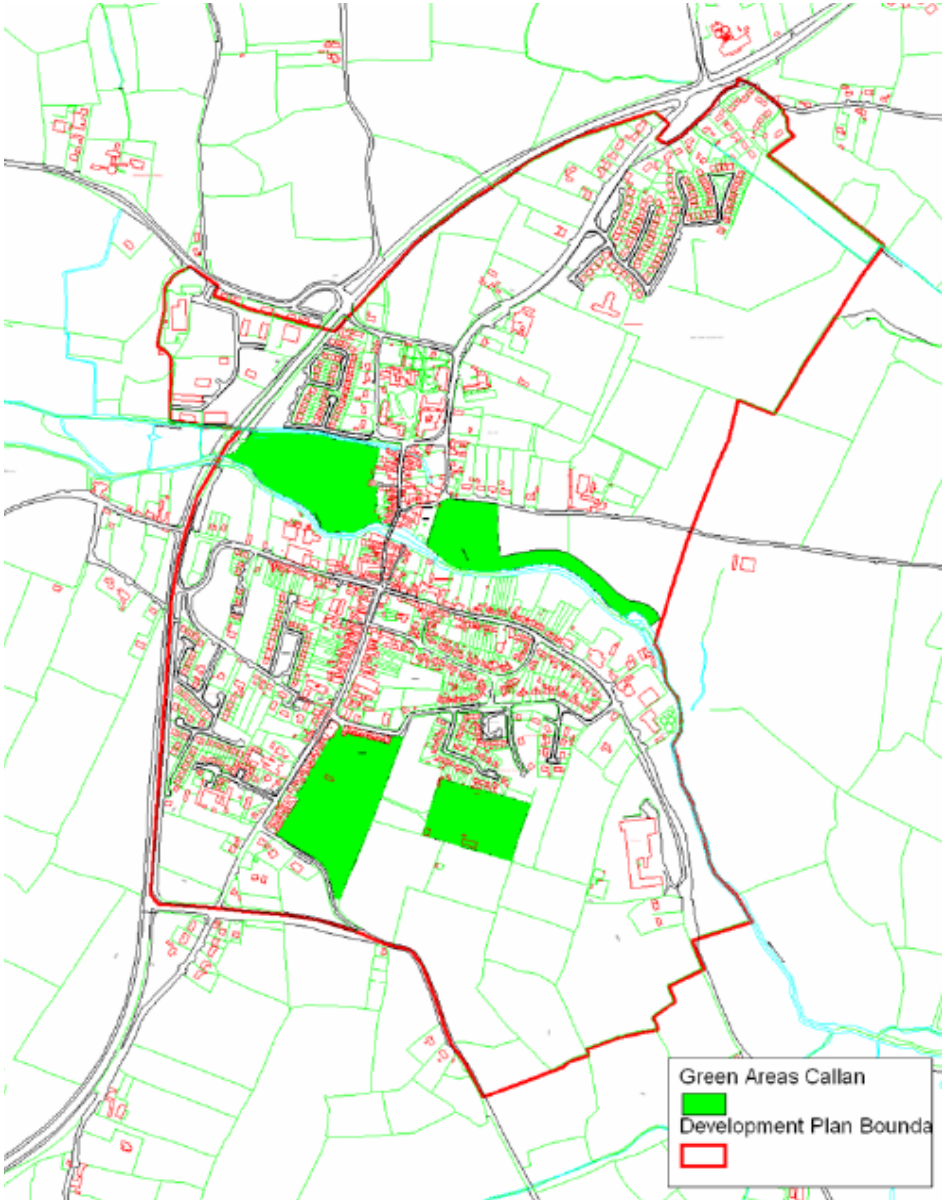
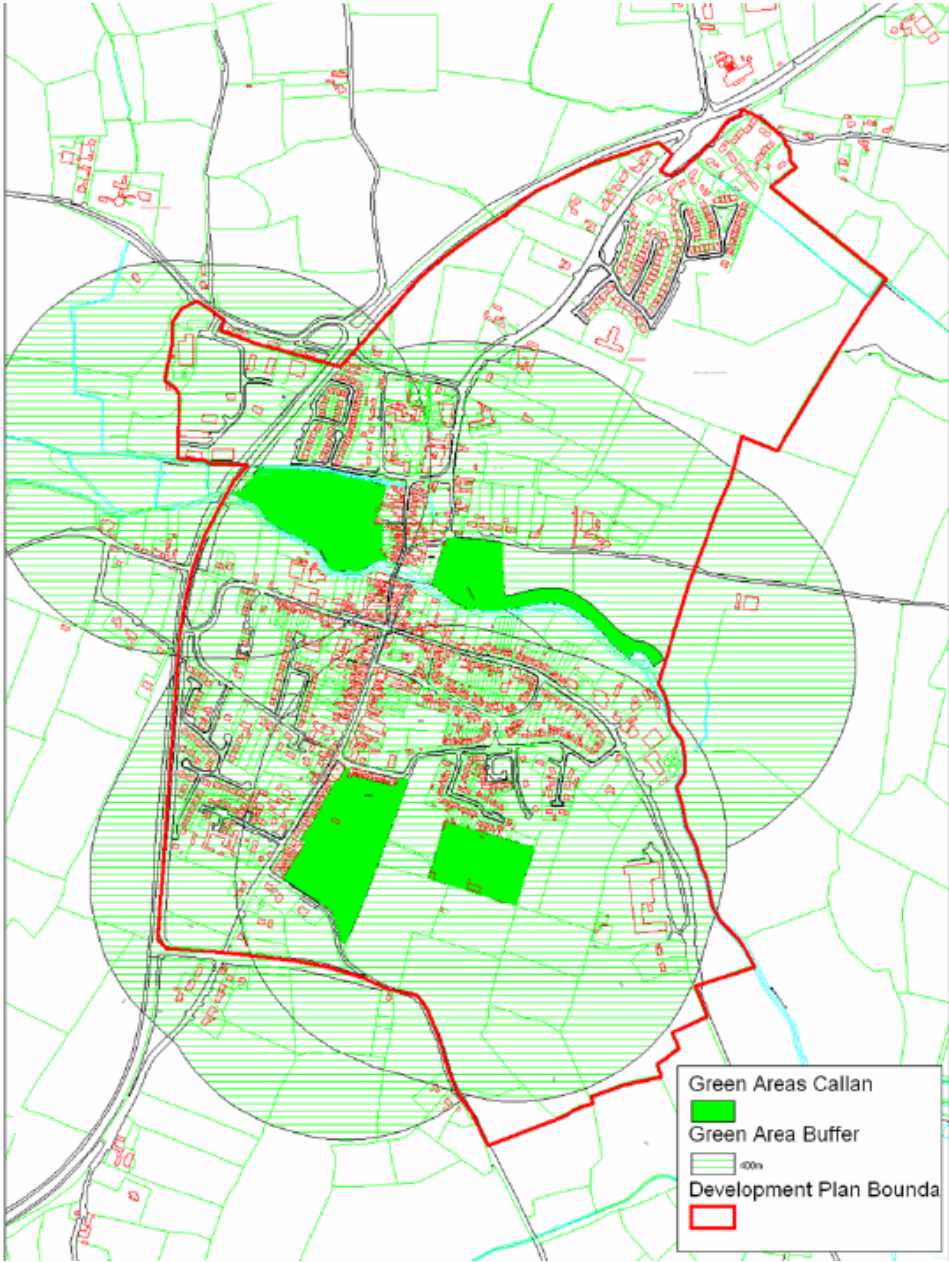**Figure 3.5:** **The Location of Class II Open Space**

Figure 3.6:   Open Space Accessibility

Children's Play Facilities

3.11.12 Children's play is important and provides key benefits to health such as promoting children's development, learning, creativity and independence and keeping children healthy and active.

3.11.13 Children's play is important and provides key benefits to health such as promoting children's development, learning, creativity and independence and keeping children healthy and active.

3.11.14 The County Development Plan requires that a minimum standard of 10 sq. m. of dedicated playable space per residential unit should be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play and should be distributed throughout the development taking into account existing off-site provision.

3.11.15 The total requirement should be broken down into the relevant typologies taking account of the maximum walking distances from residential units given below. All children and young people should have access to play space which should be within a reasonable and safe walking distance from home. To ensure that children and young people are guaranteed this access to play space the following standards should be observed when new residential developments are being laid out:

- Doorstep Playable Space 100m (Maximum walking distance from residential unit)
- Local Playable Space 400m
- Neighbourhood Playable Space 800m
- Youth Space 800m

3.11.16 There is currently one play facility in Callan. **Figure 3.7** illustrates the location of these facilities and shows that some areas, particularly to the North of the town, could be described as deficient.
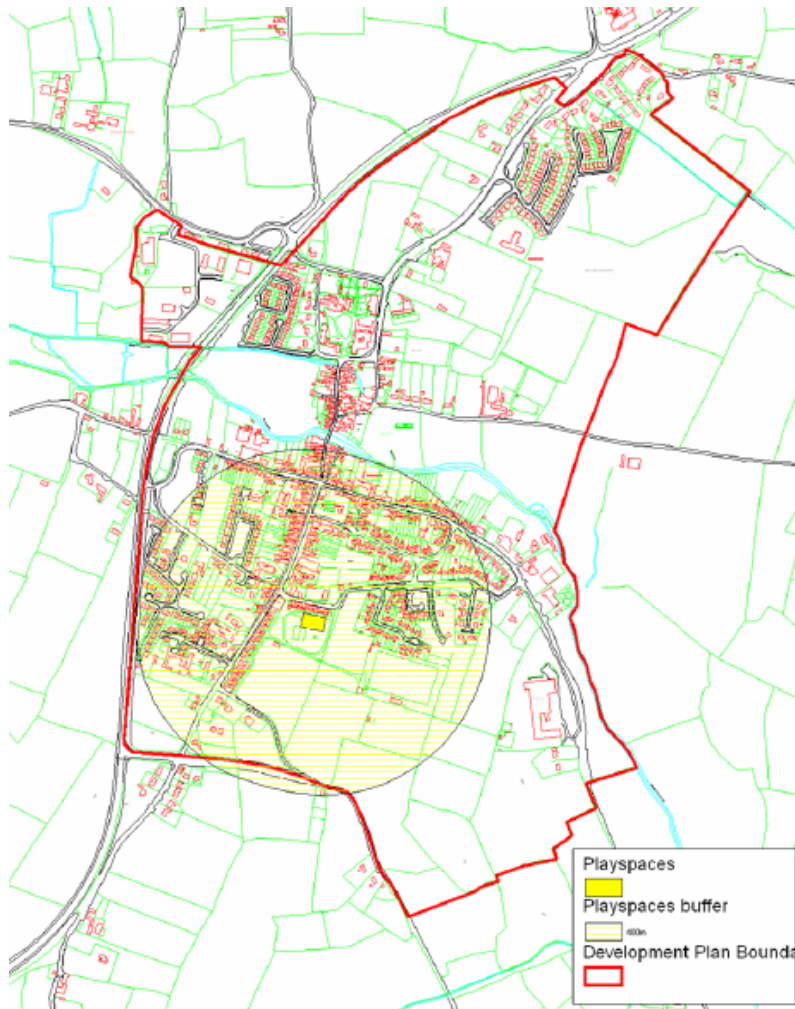
Figure 3.7:   Existing provision of Children's Playspace

3.12   Community facilities

3.12.1   There is currently 12.94 hectares of land zoned for community infrastructure which accommodates schools, churches, a library, and nursing home.

Schools

3.12.2   Table 3.3 outlines the existing educational facilities and capacity and shows that are currently no capacity issues in terms of the availability of both primary schools and secondary schools. Scoil Mhuire and Scoil Iognaid Rís are soon to amalgamated to form Bunscoil McAuley Ris and this will be accommodated on the existing Scoil Mhuire site on the Kilkenny Road.

Table 3.3:   Existing Education Facilities and Capacity

School	Current No. of Pupils	School Capacity	No. of available School Places
Bunscoil McAuley Ris	281	400 (as of September 2010)	119
Poulacapple National School (4 miles from Callan)	50 (3 teachers)	79 (4 teachers)	29
Primary School Total	**331**	**479**	**148**
St. Brigid's College	446	500	54
Colaiste Eamonn Ris	202	250	48
Secondary School Total	**648**	**750**	**102**
Total	979	1,229	250

Childcare facilities

3.12.3   **Table 3.4** outlines the existing childcare facilities and capacity. Acknowledging that these figures have been obtained during the summer month, it shows that there is capacity available at two childcare facilities in the town.

Table 3.4:   Existing childcare facilities

Existing Childcare facilities in the town	Location	Current	Capacity
Droichead Childcare Centre	Friary on Mill Street	24 in pre school / 15 in after school	51 pre school / 71 after school for primary school children
Little Sunflowers Creche	Clonmel Road	40	40
Small Wonders	Friary Walk	17 (low due to Summer)	72
Montessori School	Green Street	21	22
Total Spaces		102 / 15 after school	185 / 71 after school

Health Facilities

3.12.4   Health facilities are currently provided by the Callan Health Centre located on New Market lane. Plans for a new health centre, to include four GP consulting rooms, two nurse treatment rooms, are now in progress at the former Callan workhouse.

3.13   Historic Environment

3.13.1   Callan is a medieval town and its earliest surviving developments include an Anglo-Norman motte and the Augustine Abbey which are located to the north of the King's River. The majority of the town's physical fabric is evidence of its early development and this is recognised by its designation as a zone of potential archaeological interest. Historic map sequences for the years 1848, 1903 and 1948 (see **Figures 3.8 – 3.10**) shows how Callan has changed over a period of 100 years. Of particular significance is the continuity of the built fabric over this period

National Monuments and Record of Monuments and Places

3.13.2   The continuity in the built fabric has meant that some elements of the towns early history have survived. Monuments, specifically structures pre-dating 1700 AD, are protected under the National Monuments Acts 1930 – 2004 and are protected in a number of ways:

- national monuments in the ownership or guardianship of the Minister or a local authority;
- national monuments which are subject to a preservation order;
- historic monuments or archaeological areas recorded in the Register of Historic Monuments;
- monuments recorded in the Record of Monuments and Places.

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

- St. Mary's Church
- Augustinian Friary
- Motte

3.13.4   The Archaeological Survey of Ireland holds the inventory of archaeological monuments which contains records of all known or possible monuments pre-dating 1700 AD that have been brought to its attention and also includes a selection of monuments from the post-1700 AD period. These are referred to as Sites and Monuments Records (SMRs) which formed the basis for the establishment of the statutory Record of Monuments and Places pursuant to Section 12 of the National Monuments (Amendment) Act 1994. The Record of Monuments and Places, consisting of lists of monuments and places for each county in the State.

3.13.5   The survey also produced reports on all historic towns dating to before 1700 AD with a view to delineating zones of archaeological potential within which archaeological deposits may exist. Callan was subject to this survey and is considered a zone of archaeological potential. The extent of the zone of potential in addition to the register of historic monuments is illustrated in **Figure 3.11**.
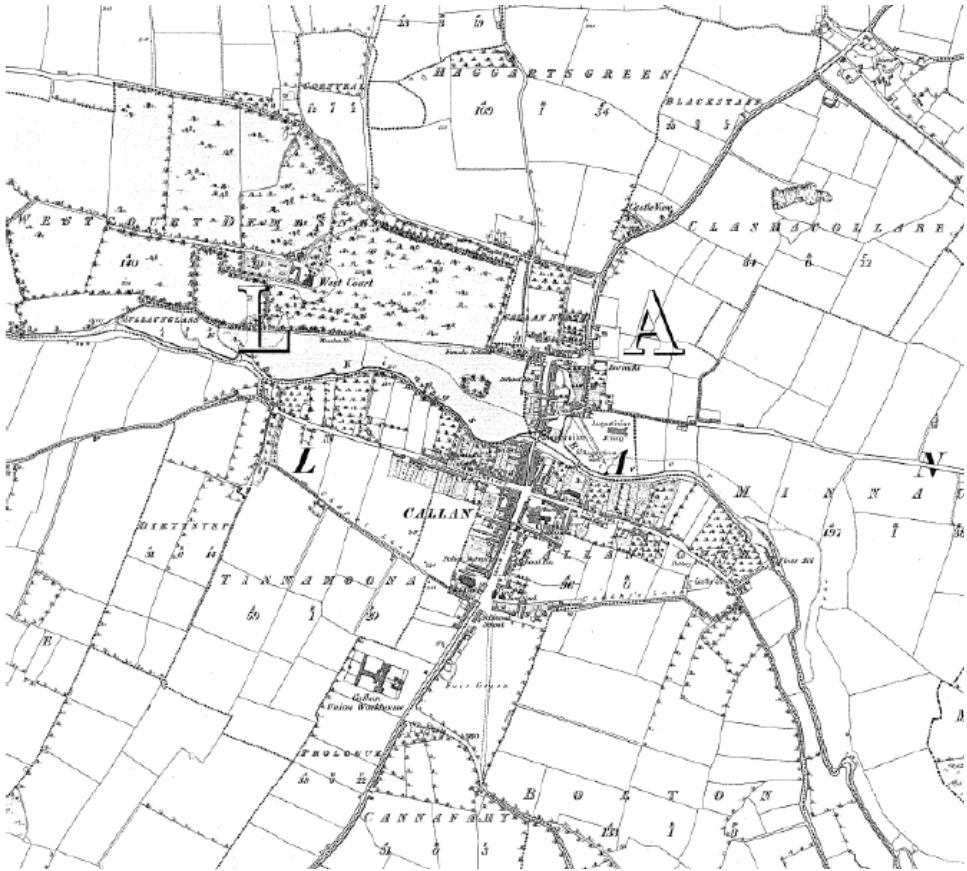
Figure 3.8:   Callan OSI Map1842 (Source: Trinity Historic Maps Archive)

Figure 3.9:   Callan OSI Map 1903 (Source: Trinity Historic Maps Archive)
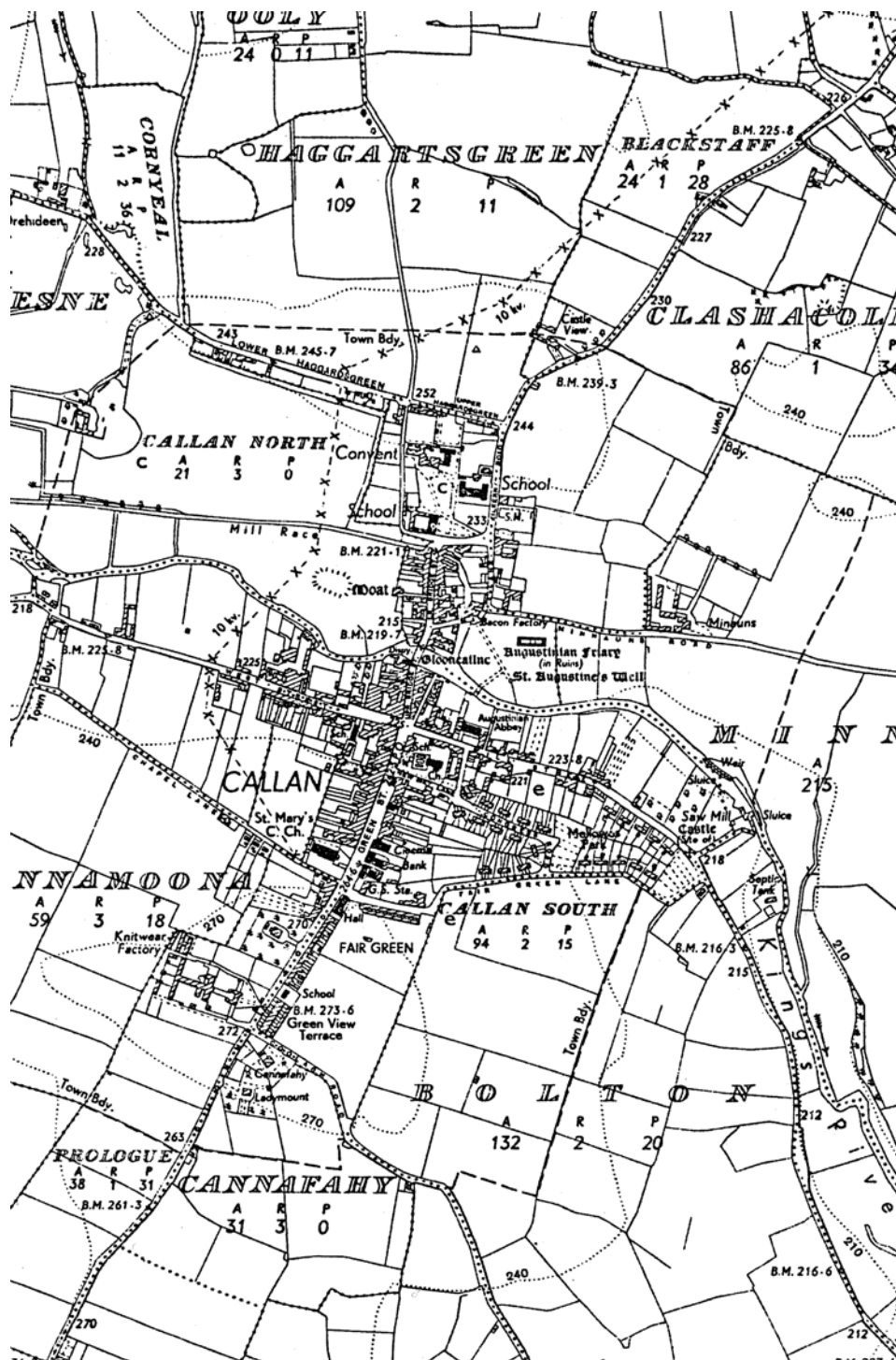
Figure 3.10:   Callan OSI Map 1948 (Source: Trinity Historic Maps Archive)
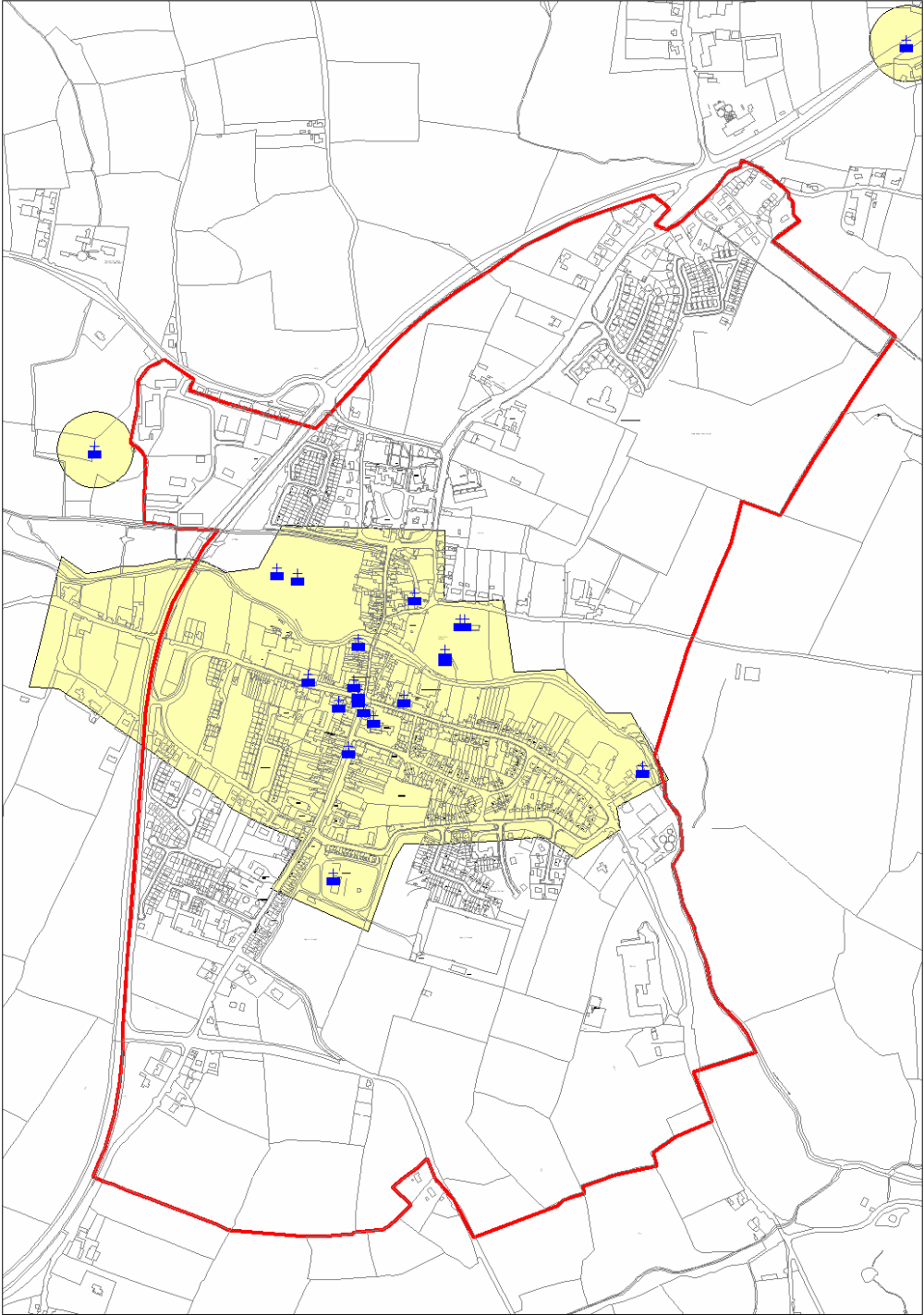
Figure 3.11: Callan Nationally Important Monuments and Sites (Source Duchas)

3.14   The Record of Protected Structures

3.14.1   The Record of Protected Structures are the structures that are given statutory protection through the current development plan. These are shown in **Figure 3.12**.
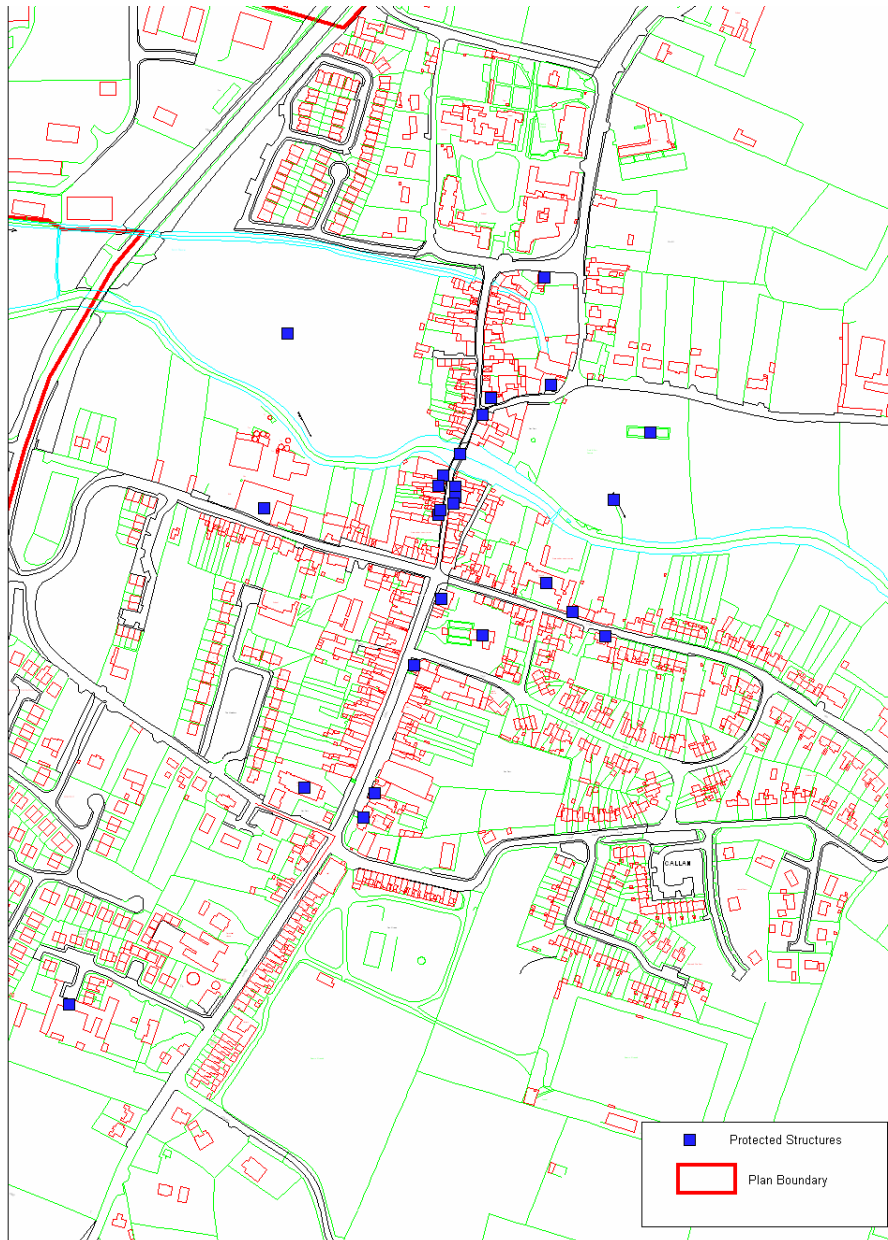
Figure 3.12:   Callan Record of Protected Structures

3.15 The National Inventory of Architectural Heritage

3.15.1 The National Inventory of Architectural Heritage has also recorded a number of structures within Callan. The purpose of the inventory is to identify, record, and evaluate the post-1700 architectural heritage of Ireland, uniformly and consistently as an aid in the protection and conservation of the built heritage. NIAH surveys provide the basis for the recommendations of the Minister for the Environment, Heritage and Local Government to the planning authorities for the inclusion of particular structures in their Record of Protected Structures. The NIAH is mapped in **Figure 3.13**.
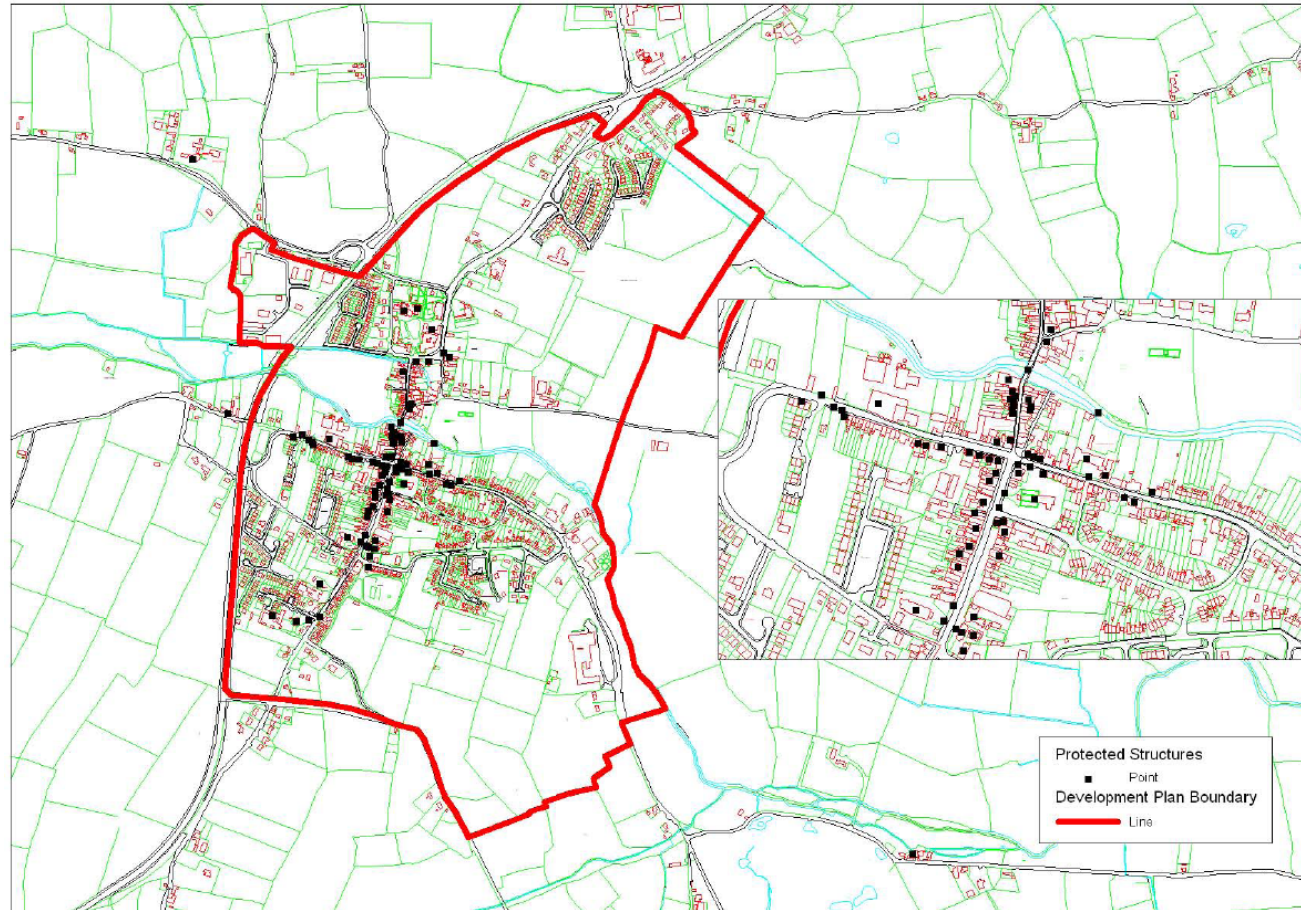
Figure 3.13: Callan National Inventory of Architectural Heritage

3.16   Architectural Conservation Areas

3.16.1   The Planning and Development Act 2002 provides that Plans can designate Architectural Conservation Areas (ACAs) if the character of a place, area, group of structures or townscapes is of special architectural, historical, archaeological artistic, cultural, scientific, social or technical interest or value or contributes to the appreciation of protected structures in a planning authority's functional area.

3.16.2   ACAs can cover small groups of buildings or extend over sections of a town. ACAs safeguard our architectural heritage for the enjoyment of and benefit of future generations and ensure that any new development gives respect to and/or enhances the character of the ACA. There is currently no designated ACA in the town.

04

Development
Plan Strategy

4. Development Plan Strategy

4.1 General

4.1.1 The previous chapter examined the general context of the study area highlighting issues that should be central to the strategy set out within this Local Area Plan. This section sets out the preferred development plan strategy for the plan period based on the policy context, issues and needs facing the town in addition to projected growth. Population projections are therefore central to the strategy and together with other relevant considerations form the basis of future zoning objectives in Callan.

4.2 Population Trends and Projections

4.2.1 The Kilkenny County Development Plan identifies Callan as a district town within the settlement hierarchy. The Regional Planning Guidelines for the South East identify district towns as 'towns with a population of between 1,500 and 5,000 that may perform an important role in driving the development of a particular spatial component of the overall region'.

4.2.2 In the most recent Census in 2006, Callan's population was recorded as 1,771 which represents a growth in population of 33.8% in the town since 2002. Since then (April, 2006) 185 housing units have been completed. Using the average household size this suggests an additional 532.8 persons currently reside in the town. The Plan will base its strategy on the assumption that there is an existing population of 2,303.

Table 4.1: Population Trends

Population Trends				
Year	1996	2002	2006	2008 estimate as per housing completions
Population	1,224	1,325	1,771	2,303
% increase	-	8.2%	33.8%	5.42%

4.2.3 This figure provides a basis for the methodology for estimating population growth. This methodology accounts for past trends in addition to future housing supply, which has been established through the review of planning permissions granted and the Kilkenny Population Study and Draft Housing Strategy (June 2007).

4.2.4 A review of planning permissions granted since the most recent census period indicates that there is approximately 207 units of pipeline supply i.e. residential planning permissions granted but not completed. Assuming that these are deliverable and applying average household size in Kilkenny as 2.88 heads per household, this number of units is likely to facilitate an increase in population of 596 persons in Callan. This would project the population to 2,899 over the next plan period and represent population growth of 25% (this figure does not

include remaining capacity of residential land zoned which has not been subject to planning permissions).

4.2.5   The Housing Strategy (June 2007) generated a number of growth scenarios for the County as a whole. Growth scenarios, based on the Callan 's share of the county population, range from a minimum of 8.1% to a maximum of 22.5% growth. Taking into account pipeline supply, the high growth level of 22.5% has been chosen as the preferred growth scenario of the town. This projects growth of 22.5% over the period till 2020, with the subsequent figure of 2,562, derived for the period up to 2014. The figure of 2,562 will form the basis of the Plan strategy.

Table 4.2: Callan (based on the 2008 estimate of current population 2,303)		
Growth scenario	**2014**	**Population growth 2008 -2014**
Low Scenario	2,396	93
Central Scenario	2,471	168
High Scenario	**2,562**[6]	259

Growth projections 2020

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

4.2.7   It is anticipated that this capacity, will provide scope for development till 2020 which is consistent with the timescale of the South East Regional Planning Guidelines and supports the town's role as a District centre.

4.3   Key Issues, Spatial Vision and Plan Objectives

4.3.1   The development of a vision and plan objectives for the future development should reflect unique circumstance presented in the town and have been generated to reflect the strengths, weakness, opportunities and threats in the town in addition to the policy context and requirements set at national, regional and county level.

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[6] [6]This figure is based on a growth scenario of 22.5% over a period till 2020 derived from the Kilkenny County Housing Strategy

4.4   Summary of SWOT analysis

Strengths
- Strong economic base and population growth
- Historic environment includes important features that together give the town its unique townscape character
- Riverside setting

Weaknesses
- Derelict properties, traffic congestion and lack of pedestrian activity on Bridge Street
- Poor connectivity between the Southern and Northern end of the town;
- Poor physical integration of new housing development;
- Areas of deficiency in amenity provision;
- Need for town centre parking and management.

Opportunities
- Underused amenity areas such as the Fairgreen, Motte and Augustinian Abbey;
- Historic landscape and attractive townscape, opportunities to redevelop historic building;
- Backland areas /opportunity sites in the town centre;
- Riverside setting;
- Tourism

Threats
- Water supply may be constraining development in the town.
- The lack of water infrastructure in some areas outside the town boundary is contributing to poor water quality
- Areas of flood risk
- Uncoordinated development

4.4.2   In addition to reflecting the issues for the town the Local Area Plan is also required to be consistent with the Vision and Strategic Goals of Kilkenny County Development Plan 2008-2014.

Local Area Plan Objectives

4.4.3   The following Local Area Plan objectives have been generated through reflection and an analysis of the general and strategic context of the study area. These plan objectives provide the framework for the future development of Callan.

1. To support town centre vitality and viability by highlighting a number of opportunity sites for retail development in the town centre;
2. To provide high quality new residential areas with good quality connections to open spaces and community and retail facilities;
3. To address deficits with respect to retail facilities;
4. To protect and enhance the character and integrity of existing natural and historic built environments;
5. To facilitate sustainable economic development;
6. To improve linkages within the town; and
7. Support the re use of land and buildings, particularly though backland development

4.5 Strategic vision

By 2020, Callan will be a vibrant town of between 4,000 and 5,000 persons supported by a growth in retail services, jobs, tourism and community facilities. Connections within the town will be improved though the additional road infrastructure to the south east and improvements to pedestrian and cycle links. Additional retail development and associated town centre improvements have improved vitality of the town and helped to regenerate a number of properties on Bridge street. A phased and masterplanned approach to newly developed areas at Cannafahy and Bolton has helped to match demand for new housing and employment development with supply and create sustainable areas of high quality urban design which reflects and respects the existing character of the built and natural environment.

4.6 Development Strategy

4.6.1 To provide a planning framework which promotes the conservation of Callan's unique historic landscape natural heritage, phase the provision of new development areas in order to consolidate the town and make more efficient use of land and existing infrastructure.

Population and settlement policy

- To promote sustainable and linked development with adequate provision of recreation, social and physical infrastructure.

- To provide for the phased development of Callan, having regard to the towns designation as a district town under the South East Regional Planning Guidelines.

Reassessment of existing zoning

4.6.2 The reassessment of existing zoning was completed following a survey of existing land uses and development capacity (See **Appendix 2**) and consideration of the following factors outlined in the Development Plan Guidelines:

- Need (derived from projected growth of the town)
- Policy Context
- Capacity of Water, Drainage and Roads Infrastructure
- Supporting Infrastructure and Facilities
- Physical Suitability
- Sequential Approach
- Environmental and Heritage policy, including conservation of habitats and other sensitive areas.

Existing zoning

4.6.3   Existing zoning for the town is set out under the Kilkenny County Development Plan 2002 -2008. The town boundary as defined in this plan includes 176 ha land zoned for a range of uses specified in **Table 4.3.**

Summary of Proposed Zoning Amendments

4.6.4   This Plan include a number of proposed zoning amendments, which are summarised in this section and shown in relation to existing figures in **Table 4.3**. These changes are also indicated graphically on the zoning map that accompanies this Plan.

Table 4.2:   Current and Proposed Zonings (hectares)

	Current	Proposed	Remaining Capacity (proposed zoning)
Residential	103.19	101.21	34.29 (ex. capacity in mixed use areas)
Industrial	30.22	24.20	12.55
Open Space	14.68	12.60	-
General Business	11.23	13.03	3.79
Community	12.94	14.31	-
Agricultural	1.38	16.8	
Mixed Use	0	7.69	7.69
Total	**176.33**	**187.85**	

4.7   Existing and Proposes Residential Zoning Capacity

Mixed Use

4.7.2   7.69 hectares of land has been zoned for mixed use development to ensure that necessary facilities e.g. tourism facilities are located within the town. Depending on the uses deemed appropriate within the mixed use profiles, will allow for a diversity of compatible uses that promote walkable and sustainable neighbourhoods.

Employment Uses

4.7.3   Historically, employment uses have generally been located to the east of the South close to the Kings River and at the Westcourt Business Park. Since the preparation of the previous Development Plan, a large area of industrial land in the Bolton area has not come forward for development. This is partly due to lack of road infrastructure which will be required to release potential of this land.

4.7.4   To facilitate the delivery of a link road between the R698 and R699, the Draft
             Plan proposes that approximately 6.02 ha of this land will be redesignated for
             residential development. A capacity of 12.55 hectares remains and is deemed
             sufficient for the economic needs of the plan over the duration of the plan.

Community Facilities

4.7.5   An additional 1.37 hectares of land has been zoned for community facilities to
             allow for the provision of a health care centre and community building at the
             Callan Workhouse and further grounds for the Waste Water Treatment Works
             should this be required.

Residential

4.7.6   The plan proposes residential zoning of 101.21 hectares which represents a
             decrease of 1.98 ha.   Additional lands have been zoned at Bolton and
             Cannafahy and lands along the Minnaun Road has been zoned for agricultural
             purposes (formerly zoned residential).

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

Flood Risk

4.7.8   In areas at risk from flooding, principally at riverside locations, the Land Use
             zoning map illustrates a setback of at least 10 metres. In this areas a
             precautionary approach will apply which will result in specific development
             management requirements outlines in the Plan policies and controls section.

Open Space

4.7.9   Overall open space zoning designations have decreased by 2.08 hectares. This
             is due to the new mixed use zoning objective for the John Lockes GAA pitch
             and some additional zoning to achieve the objective of a linear greenway along
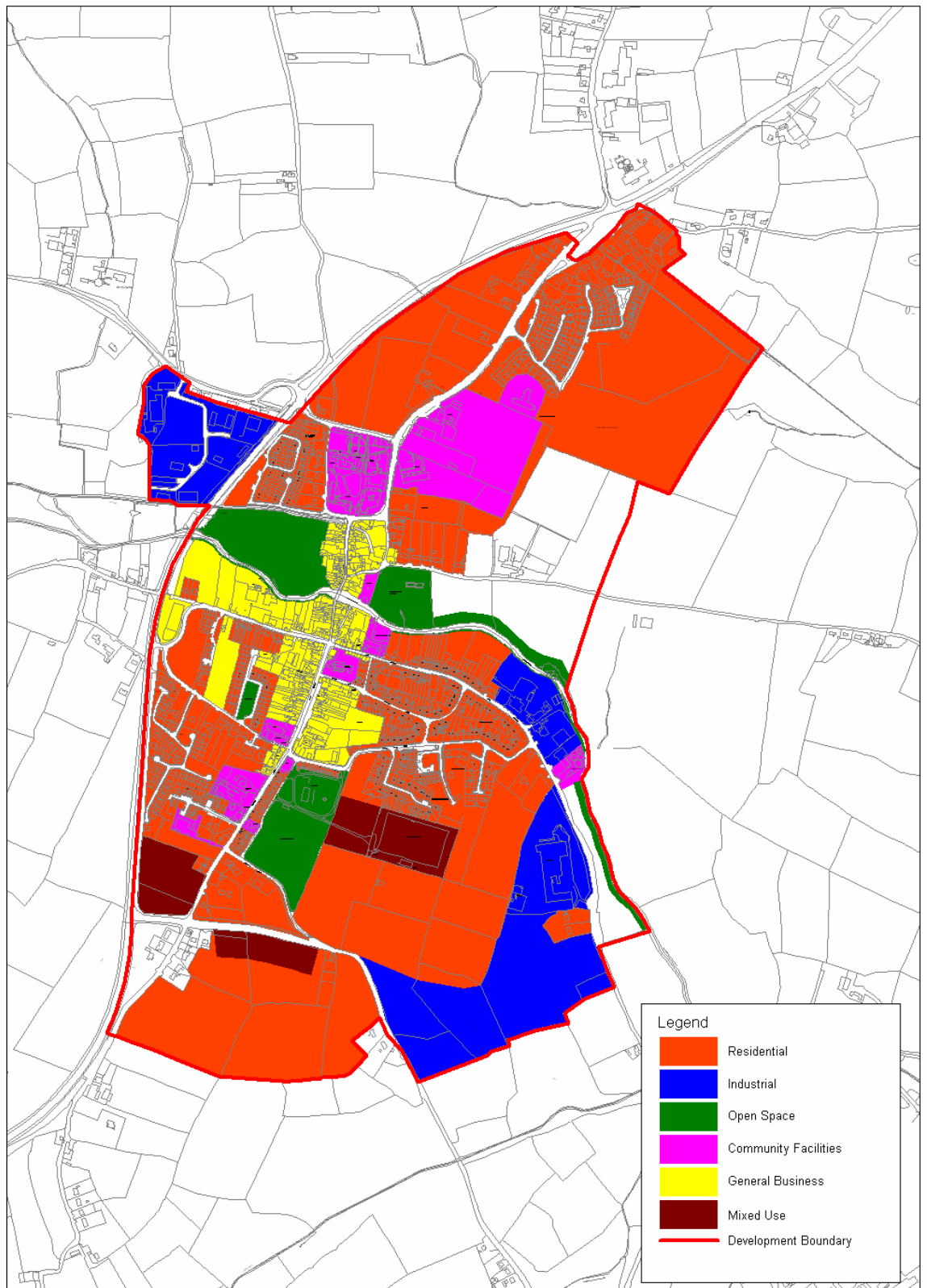   the Kings River.

4.8   Zoning Map

Figure 4.1:   Callan Draft Local Area Plan: Land use Zoning Map

5. Plan Policies and Controls

5.1 Town Centre and Retail

5.1.1 It is the objective of the Local Area Plan to enhance the vitality and viability of Callan town centre and provide clear policies and proposals for retail development by seeking to address issues outlined in the general context. In accordance with the Retail Planning Guidelines (2005) and National and County policy, the sequential approach is central to the retail development strategy for the town.

5.2 The Location of New Retail Development

5.2.1 The 2007 Retail Strategy amended the retail hierarchy and re-designated Callan as a Tier 1 Level 2 Sub County Town centre in light of recent growth in the town's retail provision. Callan is now the third largest centre in the County, after Kilkenny City and Thomastown.

> **R1:** It is the specific objective of the County Retail Strategy and the Local Area Plan to ensure that the vitality and viability of district towns is maintained and enhanced. To achieve this, the Local Area Plan will support
>
> - Callan town centre as the focus of all major new retail development
>
> - development that encourages the appropriate re-use, regeneration of derelict, vacant and underutilised sites and in particular vacancies and underused sites on Green Street, Bridge Street and Mill street;
>
> - a new convenience store in or around Bridge Street to address the need generated by the development of new communities North of the Kings River; and
>
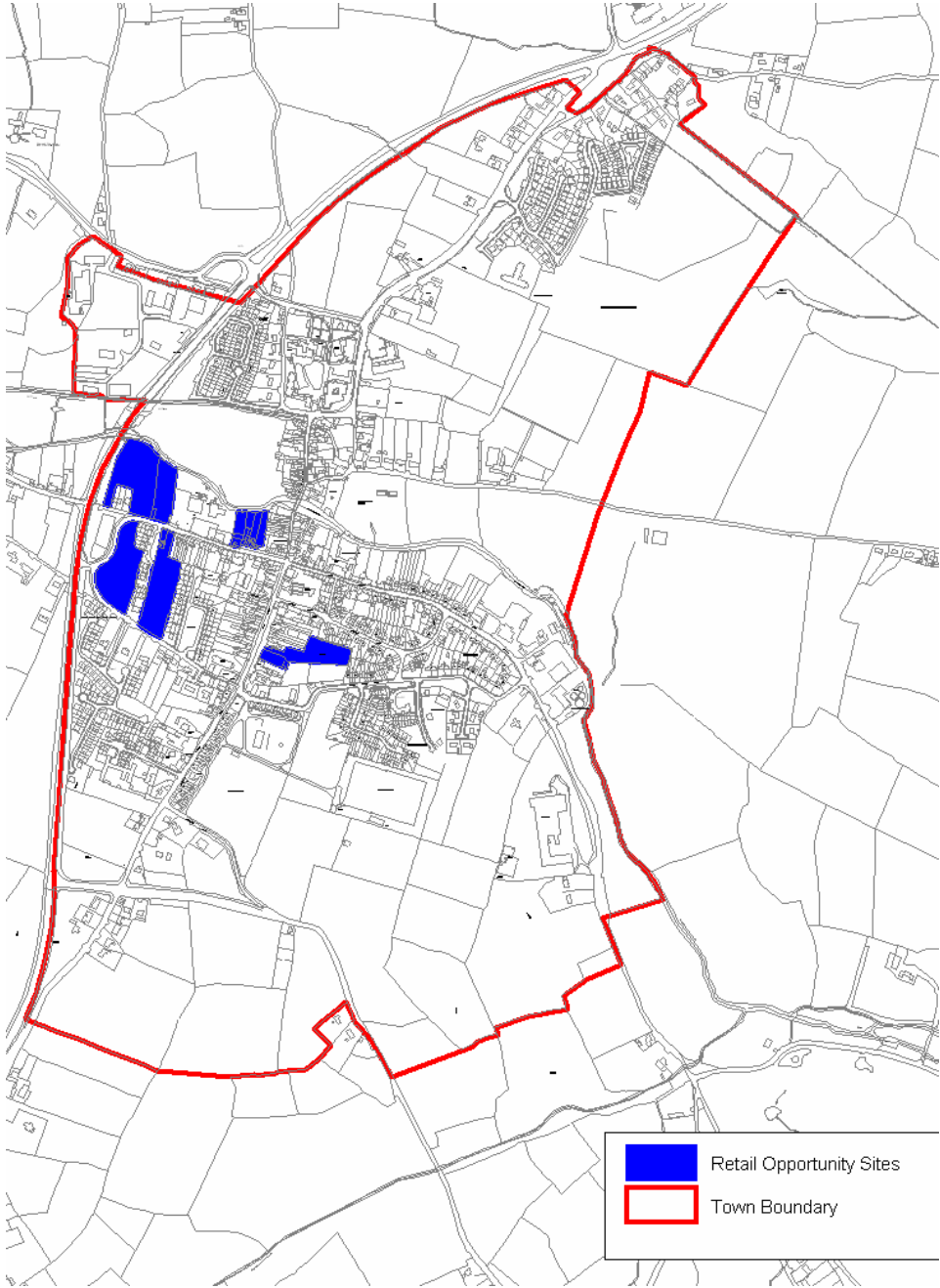> - the development of a number of opportunity sites in the town centre.

Figure 5.1:   Retail Opportunity Sites

5.3   Major New Retail Development

> **R2:** Subject to other policies set out in the Local Area Plan and County Development Plan, proposals for new retail development will normally be permitted where the development:
>
> - Contributes to the improvement of pedestrian links and movement in the town and is accessible to all;
>
> - Is well integrated with the existing centre by respecting the building line of the existing urban environment and, where appropriate, building up to the edge of the curtilage, providing for linked trips to the remainder of the centre and contributing towards improving the environmental quality of the centre.
>
> - Positively reflects the town's historic fabric and significant townscape value;
>
> - Provides suitable car parking capacity, in accordance with the Kilkenny County Development Plan 2008-2014 car parking standards, which caters for the immediate and anticipated future demands of the development.
>
> - Given the significant deficiencies in town centre car parking facilities, developer contributions will only be accepted in lieu of car parking provisions in exceptional circumstances.

5.4   Quantity of New Retail Floorspace

> **R3:** The County Retail Strategy sets out the role and function of Callan within the retail hierarchy providing guidance on the distribution of new floorspace. The Retail Strategy defines the Callan as a Tier 1 Level 2 Sub County Town. The distribution of new floorspace should be linked to Callan's role in the retail hierarchy for the County and should be appropriate in scale and character to the hierarchical role of the centre.
>
> The type of shopping that is appropriate to this level of the hierarchy includes middle convenience and tourism related comparison.
>
> Whilst it is not appropriate to prescribe the capacity for additional floorspace, for proposals that are above the 500m² (gross) threshold set for both convenience and comparison floorspace a Retail impact Assessment, in accordance with County Retail Strategy guidance notes, will be required.

5.5   Town Centre

> **TC1:** Traffic calming and car parking provision will be sought in town centre locations particularly, West St. / Green St / Bridge St / Mill Street. A reconfiguration of existing car parking provision will be sought on Green Street where there is an identified benefit for road safety and reduction in visual impact on surrounding townscape.

5.6   Residential Development

> **RES1:** In line with the Development and settlement strategy, it is a specific objective of the Local Area Plan to consolidate settlement within the town boundary and apply the sequential approach to the development of housing land.
>
> **RES2:** Proposals for residential development should have regard to the Draft Guidelines on Sustainable Residential Development in Urban Areas, and in particular, the objective of limiting the size of individual proposals to 10% - 15% of the existing housing stock. In Callan, the existing housing stock is approximately 894 units, which provides a basis for an indicative maximum range of 89 – 134 units, for development proposals.
>
> **RES3:** In terms of design and layout, new residential developments that are considered significant should submit design statements in conjunction with applications for permission, explaining the principles and concept behind the design, demonstrating how the proposal relates to its wider context, meets the following urban design objectives and principles:
>
> - Consider and reflect the physical, social and environmental context of the town;
>
> - Protect the Town's historic fabric and positively contribute towards its identity and character;
>
> - Creating places of distinctive character and legibility;
>
> - Improve the public realm and provide for public and private spaces that are clearly distinct and contribute to continuity and enclosure;
>
> - Contribute to improvements in safety by enhancing natural surveillance, providing active street frontages, and ensuring appropriate enclosure and overlooking of public spaces;
>
> - Supporting increased permeability, strengthening the linkages between places and contributing to a well defined movement network particularly in relation to walking, cycling and access by public transport;
>
> - Ensuring that buildings and spaces can adapt to changing environmental, social and economic circumstances, particularly climate change;

> - Creating variety and choice to support mixed communities, develop the identity of a place and ensure that all new developments are accessible to all; and
>
> - Supporting improvements to air and water quality through good quality landscaping which can support biodiversity.

5.7   Phasing of New Development

PH1: It is the policy of the Local Area Plan to set out a phasing mechanism for the release of land for development over the period of the plan so as to take account the need for co-ordinated provision of the necessary infrastructure.

5.8   Transport and Connectivity

T1: Based on a general assessment of connectivity and permeability with respect to new and existing zoning designations, it is the objective of the Callan Local Area Plan to support and facilitate sustainable transport within the town through measures to improve connectivity, reduce traffic congestion, reconfigure car parking and providing for sustainable forms of transport such as walking and cycling.

Action:

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

5.9 Walking and Cycling

T2: All development and in particular education facilities, retail and residential development, will be required to facilitate walking and cycling in Callan by

- Providing safe and direct new routes where this would improve permeability;

- Improving the quality of existing routes in terms of overlooking, improved pavements and crossings, lighting, signage, appropriate traffic calming and speed reduction measures; and

- Where appropriate, providing covered cycle parking stands.

5.10 Employment and Industry

E1: Employment and industrial land is important to securing Callan's economic future and requires the timely and adequate provision of land for employment needs, including sites at suitable locations for employment related uses. Based on existing opportunities in the town, it is the objective of the Local Area Plan to promote a diverse and sustainable local economy through the designation of sufficient lands for the promotion of employment related uses including facilities to support SME growth, tourism related facilities such as hotels and associated leisure facilities.

Action:

5.10.2   To increase employment opportunities and sustainable economic growth in the town will be supported and delivered by the provision of a new link road between R699 and R698, within the existing employment areas to the south west of the town.

E1: Employment and industrial land is important to securing Callan's economic future and requires the timely and adequate provision of land for employment needs, including sites at suitable locations for employment related uses. Based on existing opportunities in the town, it is the objective of the Local Area Plan to promote a diverse and sustainable local economy through the designation of sufficient lands for the promotion of employment related uses including facilities to support SME growth, tourism related facilities such as hotels and associated leisure facilities.

E2: New development within the designated employment areas will be supported where the proposal meets general masterplan objectives in terms of urban design and road linkages in addition to:

- Providing high value employment and SME business development in key sectors such as agricultural related employment (e.g. timber, creameries, food processing and distribution, fishing) services and manufacturing

- Supporting the relocation and expansion of existing industries that support the local employment base; and

- Reflect urban design objective and principles, where appropriate, particularly with respect to landscaping and the visual impacts.

5.11 Flood Risk

F1: In areas at risk from flooding, principally at riverside locations, a precautionary approach will apply and a setback of 10 metres will be required whereby development will not generally be permitted and uses will be constrained.

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

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

5.12   Infrastructure

Water Supply

> **IN1:** The Council will endeavour to maintain an adequate water supply sufficient for the development needs of the plan.

Waste Water Treatment Works

> **IN2:** The Council will endeavour to upgrade the existing Waste Water Treatment facility to accommodate development as proposed in the Draft LAP.

5.13   Open Space Requirements

5.13.1   Quantity, quality, variety and accessibility of open space are all factors that influence the use of public space. Guidelines on 'Sustainable Residential Development in Urban Areas' emphasise the importance of qualitative standards regarding open space and sets out the key qualitative standards that open spaces should expect to achieve.

Class I – Strategic Open Space

5.13.2   Both the Motte and the Friary Meadow constitute Strategic Open space in the town due their structural role and to the variety of important functions they play. These sites vary in terms of levels of accessibility and activity, with surrounding land use and active ground floor use contributing toward the greater use of the Friary Meadow complex.

> **OS1:** Providing that the resulting uses have no adverse impact on the River Nore and River Barrow SAC, it is a key objective for the Local Area Plan to improve the quality of these Strategic Open spaces though improved linkages and support for active uses surrounding these sites.

Class II – Local Parks.

Class II open space comprises Strategic Open space, GAA recreational grounds in addition to open space at the Fairgreen.

Redesignation Of John Lockes GAA Pitch

> **OS2:** This Plan is proposing the redesignation of John Lockes GAA pitch of approximately 2.41 hectares to facilitate the expansion of the club and its relocation at a larger site outside the town. Further specification on the redevelopment of this site is outlined in **Section 7.2**.

Access to Open Space and Quantitative Open Space Standards

5.13.3   Accessibility of open space is an important aspect of open space provision and influences the extent to which spaces are used. **Figure 5.2** provides a indication of current levels of accessibility with areas outside the 400m catchment described as deficient. In taking into account the redesignation of the John Lockes GAA site, it shows that levels of accessibility to open space are not generally affected, primarily due to the close proximity of the Fairgreen. Despite this, **Figure 5.2** highlights other areas in the town where open space could be described as deficient and further provision is required.

5.13.4   The County Development Plan requires that outdoor recreation playing space should be provided at a ratio of 2.4 hectares per thousand persons. **Table 5.3** applies these quantitative standards to the projected population growth for the town between 2008 to 2014 and the longer term growth envisaged over a 12 year horizon.

Table 5.1:   Open Space Requirements for Class II – Local Parks

Open Space Requirements	Current	2008- 2014	2008-2020
Population (Future Prediction)	**2,303**	**2,562**	**5,001**
Increase			
Development Plan Standard (hectare per thousand people)	2.4	2.4	2.4
1. Mill race	0.039	0.039	0.039
2. Motte	4.27	4.27	4.27
3. Friary Meadow	2.95	2.95	2.95
4. Fairgreen	4.5	4.5	4.5
5. John Lockes GAA	2.41		
Total Open Space Recorded	14.169	11.759	11.759
Open Space Required for the town of Callan	5.52	6.14	12.00
Surplus/Deficit of open space Future	8.64surplus	5.619 surplus	**0.241** deficit

Enhancing Open Space Provision

58

OS3: New development should enhance the quality of and access to existing open space and where necessary create areas of new open space. This approach is based on quantitative standards as set out in Table 5.1 and the provision of access to local parks within 400m or 5 /10 minute walk of residential areas. This will be achieved by

- Protecting and enhancing the strategic role of areas likely to flood, through the identification of a flood risk buffer and linear park, where appropriate, alongside the River Barrow and River Nore SAC;

- Extending the hierarchy of public open spaces within the plan and at a minimum require the provision of Class II / neighbourhood park to the north of the town and other areas of open space deficiency, and

- Where for smaller developments, financial contributions are deemed appropriate, these will be sought for improvements to the quality of existing Class II spaces;

- Providing landscaped Class III Informal/ Casual open space within the majority of areas;

- Address the quantitative deficiency in open space that is likely to result in the long term; and

- Meeting design principles set out in the County Development plan and specifically designing for active frontages and natural surveillance.

Action:
- To develop a neighbourhood park to the North of the town.

Improvements to the Fairgreen

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

- Improvements to and provision of lighting and seating;

- Improvements to the relationship between development and open spaces particularly where this provides for active ground floor uses, overlooking and natural surveillance; and

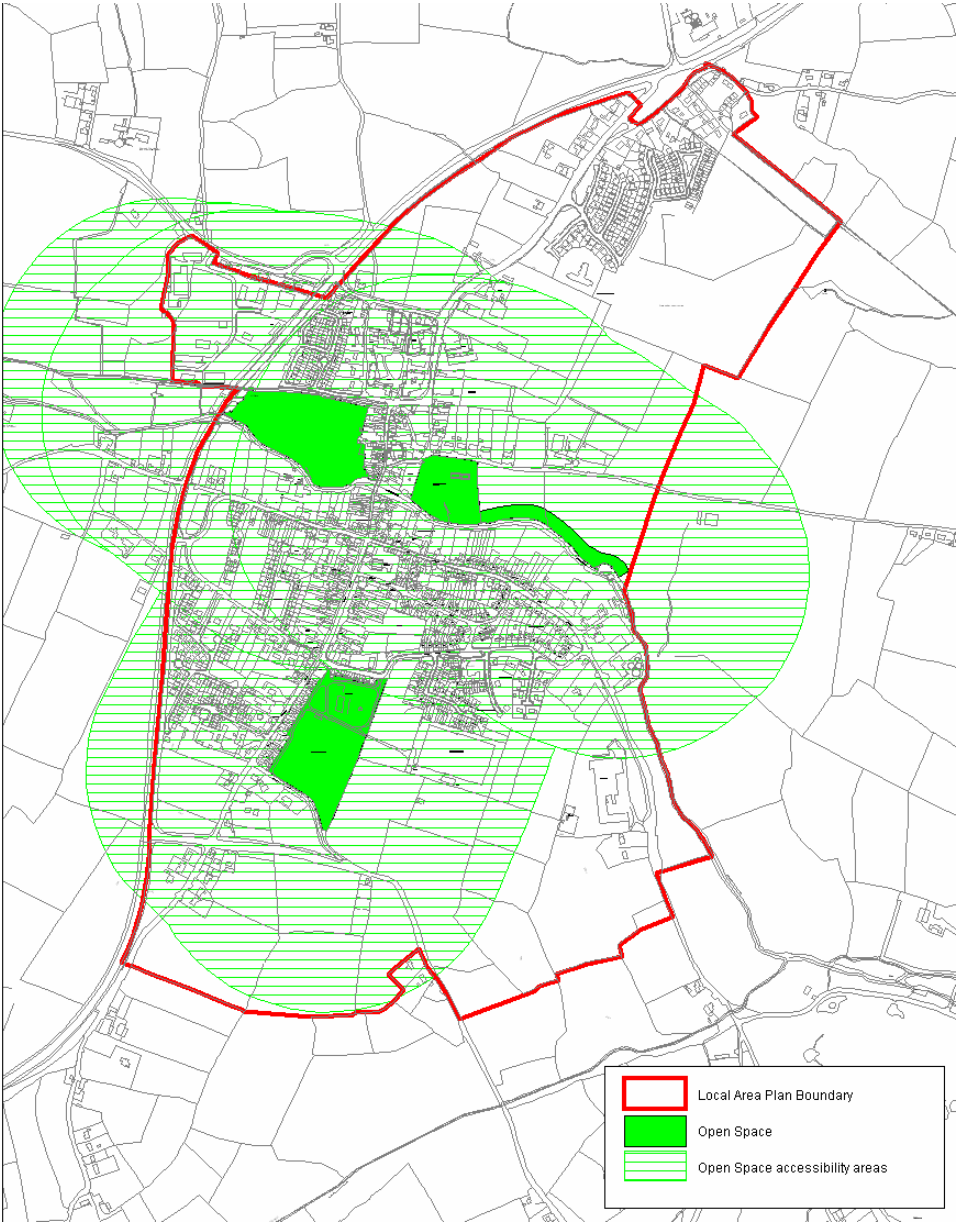- Improved landscaping that creates spaces for formal and informal recreational activity.

Figure 5.2:   Accessible Open Space

Natural Heritage / Biodiversity

NH1: In seeking to protect and enhance the natural environment, the Council will seek to;

- Protect natural heritage sites designated in National and European legislation, specifically the Rivers Nore and River Barrow SAC (See NH2);

- Designate an appropriate riverside buffer that protects the integrity of the SAC and assists in the management of flood risk;

- Protect and conserve non-designated habitats and species; and

- Protect and incorporate existing biodiversity features such as hedgerows and surface water features into the design and construction of new development and public realm and enhancing the biodiversity value of existing open spaces.

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

The Rivers Nore and River Barrow SAC

NH2: The Kings River which forms part of the Rivers Nore and River Barrow SAC has considerable potential for both waterside and landside to be used as recreational asset for the town and the Local Area Plan will seek to promote the natural amenity potential of this site subject to:

- Protection of this site in accordance with National and European legislation ensuring that any development in or near the SAC will avoid any significant adverse impact on the features for which the site has been designated;

- Consultation with the prescribed bodies and relevant government agencies when assessing developments which are likely to impact on designated natural heritage sites or those sites proposed to be designated; and

- The requirement for an appropriate assessment in respect of any proposed development likely to have an impact on a designated natural heritage site, or those sites proposed to be designated.

ER1: Efficient Use of Environmental Resources

ER1: New development should ensure, including where necessary through appropriate developer contributions, the efficient and effective use of environmental resources by:

- Providing high levels of energy and water efficiency and a sustainable approach to the use of materials;

- Having regard to sustainable energy considerations set out in Department Guidelines on Quality Housing for Sustainable Communities (2007) and Chapter 10 of the County Development Guidelines; and

- Providing and supporting through continuing management sustainable drainage methods.

5.14 Architectural Conservation Areas

5.14.1 The Planning & Development Act 2000 requires a Planning Authority to include in its Development Plan the objective of preserving the character of areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Such areas are designated as Architectural Conservation Areas (ACAs). The County Development Plan requires the re-assessment of existing or the designation of new ACAs to form part of the Local Area Plan.

AC1: Kilkenny County Council considers that the historic core of Callan town comprises an area of special architectural, archaeological, historic interest, presents an attractive townscape and is worthy of protection. It is therefore proposed to designate the area indicated in **Figure 5.3**, as an Architectural Conservation Area.
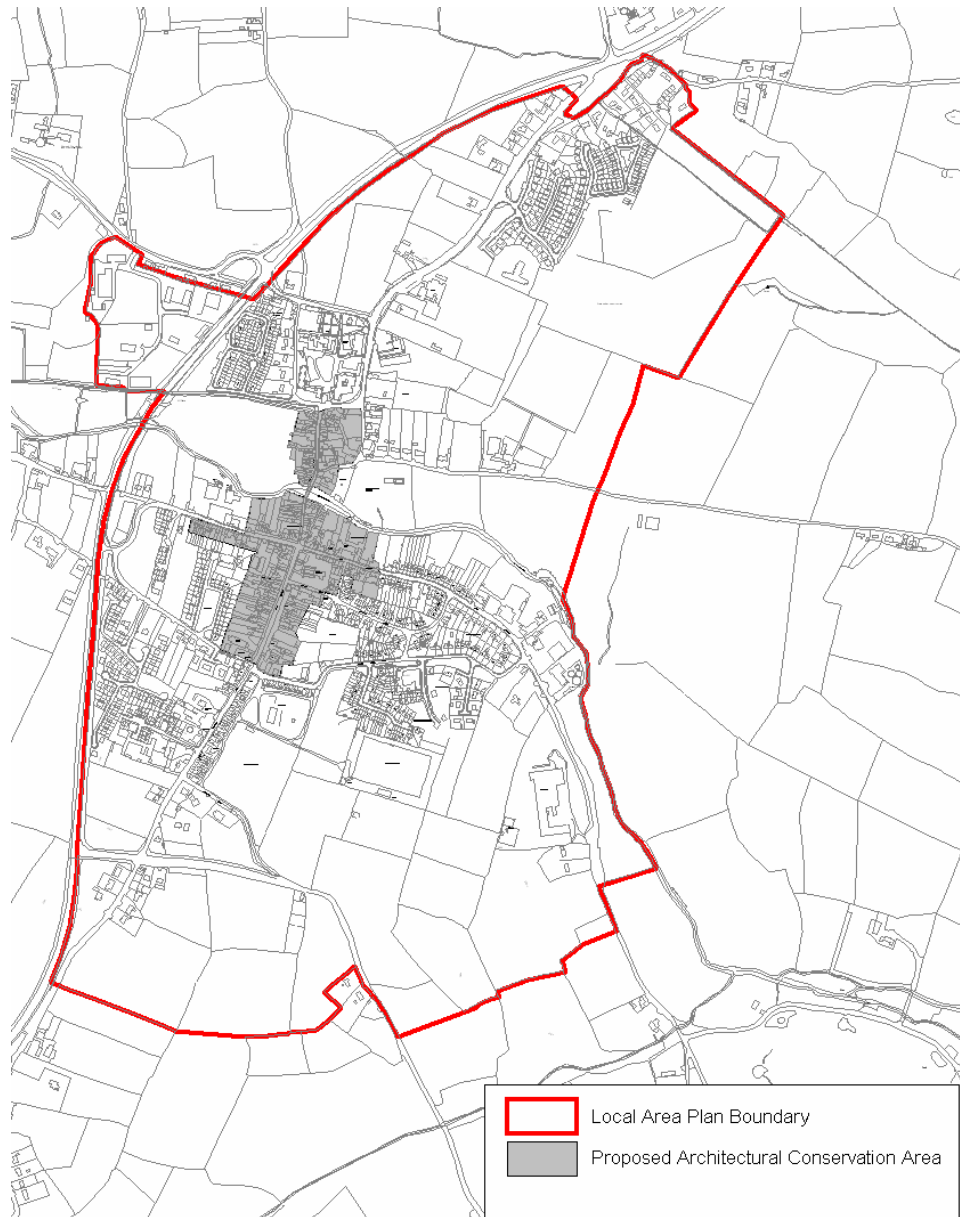
Figure 5.3:   Proposed Architectural Conservation Area

> **AC2:** The purpose the designating the Architectural Conservation Area is to
> encourage the retention and restoration of the existing buildings and
> streetscape in a manner which respects its special character and improves that
> character with appropriate new developments when opportunities arise. In order
> to preserve the special interest the Council will require
>
> - the retention, repair and maintenance of the buildings which
>   make a positive contribution to the character, appearance,
>   quality and visual coherence of the streetscape of the
>   Conservation Area;
>
> - appropriate form of new development to reflect the existing
>   building line and height;

- materials and finishes, massing, height, alignment, orientation and window proportions that reflect the existing character of the area;

- the protection of the existing landscaping and features within the public realm that contribute to the character of the town, and

- the control of shopfronts and advertising.

Action:

5.14.2 A detailed character appraisal will be completed that will define in more detail the features of special interest. The purpose of this appraisal will be to define the exact boundary of the ACA and support the development of more detailed conservation objectives and guidance for this area.

5.15 Archaeological Heritage

ARC1: It is the policy of the Council to support the protection of in archaeological heritage through preservation in situ of, or preservation by record of recorded Monuments and any other archaeological features in Callan.

Developers will be required to submit an archaeological assessment of the proposed development where the site includes a monument or site included in the Record of Monuments and Places. The purpose of the archaeological assessment will be to establish the extent of archaeological material associated with the monument or site and define a buffer area which will result in the preservation of the setting and visual amenity of the site.

5.16 Play Space

PS1: New residential development is required to be consistent with standards set out in the County Development Plan where a minimum of 10 sq. m. of dedicated playable space per residential unit is to be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play.

PS2: A significant proportion of the town as indicated in Figure 5.4, could be described as deficient in play space. As these primarily correlate to areas for future development, it is a specific objective of the Local Area Plan to ensure that new play facilities are provided at this locations.

Table 5.3:   Play Space Standards CDP 2008 – 2014

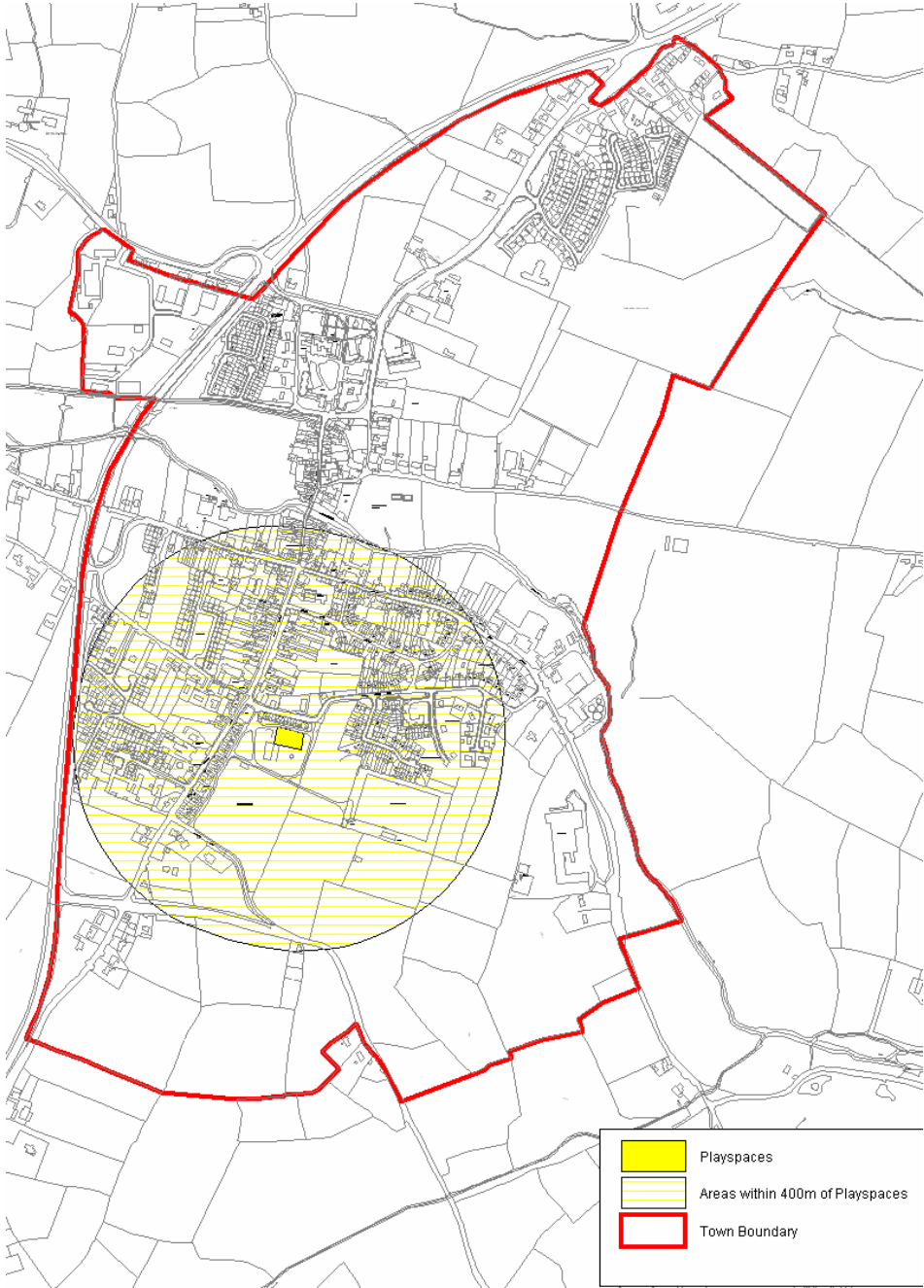| Play Space Type Maximum walking distance from residential unit	
Doorstep Playable Space	100m
Local Playable Space	400m
Neighbourhood Playable Space	800m
Youth Space	800m

Figure 5.4: **Existing provision of Children's Playspace and areas of within 400m of facilities**

5.17   Community Facilities

CF1: Community facilities comprise health clinics, hospitals, schools, churches, shopping facilities, libraries, community halls, burial grounds. The Local Area Plan will ensure that sites are reserved for community facilities as appropriate and to seek to remedy the deficiency in existing developed areas.   The provision of community facilities will be linked to the increases in the residential population through phasing arrangements in the plan to ensure timely provision.

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

- A quality internal environment and public realm;

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

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

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

5.18   Educational Requirements

5.18.1   The Draft Guidelines on 'Sustainable Residential Areas' refer to the provision of community facilities and in terms of locating new school sites within residential neighbourhoods, planning authorities should have regard to:

- the need to reserve sites in local area plans;

- the need to maximise opportunities to walk or cycle to school, and to also ensure that post-primary schools (which may serve a larger catchment) are within walking distance of a bus route or rail station; and

- the potential to share public and school use of major public open spaces

5.18.2   It is estimated that 200 persons per thousand of the population are of school-going age and it is therefore estimated that approximately **460** children of school-going age are already living in the town. 60% (**276**) of which are at primary level and the remaining 40% (**184**) at secondary level.

5.18.3   Assuming that an additional **259** persons will reside in the town over the Plan period (2008 – 2014), it can therefore be assumed that there may be an additional **51** persons of school-going age, 60% (**31**) of whom would be at primary level and 40% (**20**) at secondary level.

5.18.4   An increase in the population of **2,439** (2014 – 2020) would result in **487** persons of school going age, 60% (**292**) of whom would be at primary level and 40% (**195**) at secondary level. [7]

> **ER1:** Given the current school capacity and number of available places outlined in **Table 3.3,** there is unlikely to be any requirement for primary or secondary schools during the 2008 – 2014 plan period. However, this will be continue to be monitored during the lifetime of the Plan.
>
> **ER2:** Scoil Mhuire and Scoil Iognaid Rís are likely to be amalgamated to form Bunscoil McAuley Ris which will be accommodated on the existing Scoil Mhuire Kilkenny Road site. The Draft Local Area Plan will seek to support the delivery of enhanced education facilities and require consideration of design objectives set out in the County development Plan in addition to the following design criteria:
>
> - A sustainable approach to design, construction and environmental servicing;
>
> - Good use of the site, balancing the needs of pedestrians, cyclists and cars;
>
> - Good organisation of spaces ensuring that they are easily legible and fully accessible;
>
> - Flexible design to allow for short-term changes of layout and use, and for long-term expansion or contraction;
>
> - Good environmental conditions throughout including optimum levels of natural light and ventilation for different activities and
>
> - Well-designed external spaces offering a variety of different settings for leisure, learning and sport[8].

[7] The population in primary school going age is assumed to be 11 per cent of the total population / the population of the secondary school going age is assumed to be 8.26 per cent of the total population.

[8] For further information on school design and exemplar development please refer to 'Creating Excellent secondary schools' CABE 2007 http://www.cabe.org.uk/AssetLibrary/9920.pdf

5.19   Childcare facilities

CHF1: Having regard to the existing distribution of childcare facilities in the area, new residential development will be required to contribute to the provision of childcare facilities in accordance with the standards set out in the 2001 'Guidelines for planning authorities relating to childcare facilities', where an average of one childcare facility (minimum 20 childcare places)for each 75 dwellings will be appropriate.   Consultation should be carried out with the County Childcare Committee in this regard.

Table 5.2:   Land Use Zoning Objectives

Land Use	Objective	Permissible Uses	Open for Consideration	Not permissible
Residential	To create a sustainable community and protect and enhance amenities in existing residential areas	Dwellings, open spaces, places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home	Bed and breakfast establishments and guesthouses, lock up garages. local convenience shop, public house, hotel, restaurant. Use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or creche.	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
General Business	To allow a flexible approach to development that supports the vitality and viability of the town centre	Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.	Open space, workshop or light industry, small incubator uses provided that there is no adverse impact to the amenity of adjacent residential areas	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.

Land Use	Objective	Permissible Uses	Open for Consideration	Not permissible
Community facilities	To protect, provide and enhance community facilities	Educational, religious and cultural facilities, public buildings, créches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries and medical centres, nursing homes,	Public service installations Open space	Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.
Employment	To provide for employment and related uses	Industrial premises and ancillary offices, open spaces, warehouses, car and heavy vehicle parks, retail warehousing	Petrol filling stations, service stations, car showrooms, advertisement structures, wholesale premises, public service installations, play school/crèche and open space	Retailing other than retail warehousing
Mixed Use	To provide a range of uses, particularly those that have been identified as deficient and that will serve as a basis for sustainable neighbourhood centres incorporating appropriate amounts and combinations of residential/ retailing /employment / office / service / tourism.	Hotels and ancillary uses , offices, research and development, light industry that is inappropriate and may not be accommodated within the existing town centre / residential area. Ancillary uses such as car parking, childcare facilities, community facility, enterprise centre, funeral home, light industry, medical and related consultants, offices, public	other uses as permitted and open for consideration within residential zoning including local convenience shop	Retailing unless specified within mixed use profiles Bad neighbour uses that may impact on levels of amenity in the area. These may include uses that have a high proportion of outside activities such as vehicle breaking, repair, spraying and storage; and processing and storing minerals, waste and building materials.

Land Use	Objective	Permissible Uses	Open for Consideration	Not permissible
		service installations, restaurant, live work units.\n\n**See Mixed use profiles**		
Mixed use sites – specific objectives				
John Lockes GAA	To improve the neighbourhood retail provision in areas subject to new housing development	Dwellings, retailing, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, hotels, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls and live work units	Other uses as permitted and open for consideration within residential zoning	Retailing above 1,500 square metres
Prologue Site	To enhance tourism facilities	Hotels and ancillary uses such as leisure facilities, recreational buildings, clubs, open spaces, medical and related consultants, restaurants, public houses, car parks, halls	Dwellings, offices, public buildings or places of assembly, cultural or educational buildings\n\nother uses as permitted and open for consideration within residential zoning	Retailing
Cannafahy	To provide for commercial office uses and neighbourhood retailing	Commercial uses such as financial services\nLive work Units	other uses as permitted and open for consideration within residential zoning	Retailing above 200 square metres

06

Urban Design
Framework &
Masterplan Description

6. Urban Design Framework and Masterplan Description

6.1 Masterplan Description

6.1.1 The Masterplan sets out proposals for buildings, spaces, movement and land use in three dimensions and is an important element of the Local Area Plan as it brings a number of key benefits to the future development of the town. These include:

- Helping to shape the physical form of development that responds to local economic and social dynamics;
- Helping to identify the potential of an area or site for development;
- Unlocking previously under developed land;
- Helping to build consensus about the future of an area; and
- Defining proposals that will deliver high quality building, sustainable buildings and public spaces.

6.1.2 Masterplans are most useful where the scale of change is significant and the area subject to change consists of more than merely a few buildings. The proposed Callan Masterplan, as set out in **Figure 6.1**, focuses on areas where significant new development is to be accommodated and in relation to these areas illustrates:

- How the streets, squares and open spaces of the development area could be connected;
- Sets out suggested relationships between buildings and public spaces; and
- Provides an understanding of how well new neighbourhoods are integrated with the surrounding urban context and natural environment.

6.1.3 **Chapter 7** provides site development briefs or development blocks that reflect the proposals set out in this masterplan. These development blocks reflect areas referenced in **Table 8.1** and **Figure 8.1**

6.1.4 Whilst the proposed linkages are likely to represent the most deliverable option, this masterplan is indicative in terms of layout. The exact elements e.g. access points of future proposals will be established at the more detailed design level.

Urban Design and Development Principles

6.1.5 A set of principles has been developed to inform the design of new development in the town and specifically in areas where significant development is taking place. It is the objective of the Council that all new development should contribute to high quality, functional and well designed environments. To achieve this, all new development will be required to:

- Consider and reflect the physical, social and environmental context of the town;
- Protect the Town's historic fabric and positively contribute towards its identity and character;
- Improve the public realm and provide for public and private spaces that are clearly distinct and contribute to continuity and enclosure;
- Contribute to improvements in safety by enhancing natural surveillance, providing active street frontages, and ensuring appropriate enclosure and overlooking of public spaces;
- Supporting increased permeability, strengthening the linkages between places and contributing to a well defined movement network particularly in relation to walking, cycling and access by public transport;

- Ensuring that buildings and spaces can adapt to changing environmental, social and economic circumstances, particularly climate change;
- Creating variety and choice to support mixed communities, develop the identity of a place and ensure that all new developments are accessible to all; and
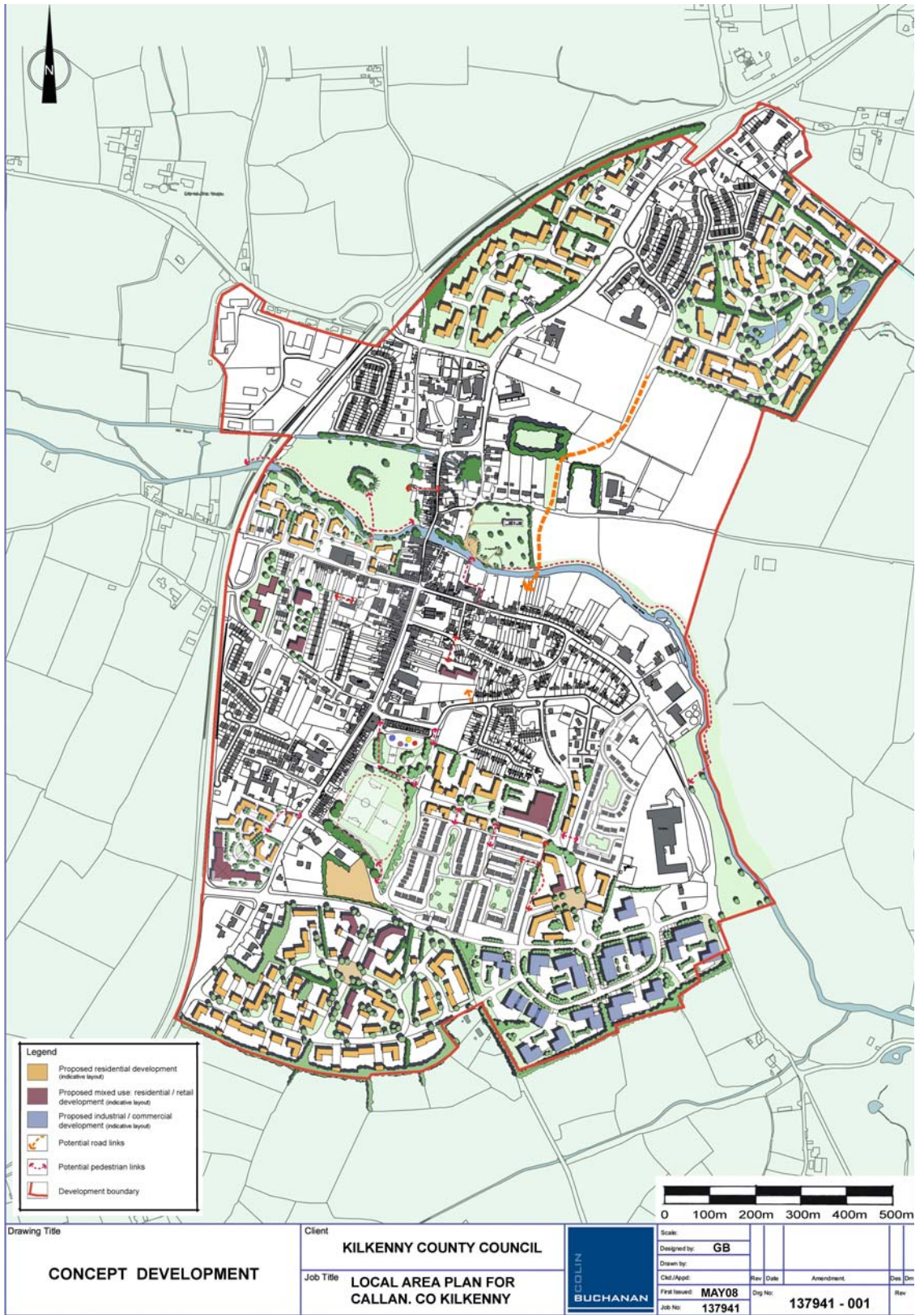- Supporting improvements to air and water quality through good quality landscaping which can support biodiversity.

Figure 6.1:   Callan Masterplan

Urban Design Principles for Backland Areas

6.1.6   Consolidation of the town is central to the Callan Local Area Plan development strategy. Backland areas in the town present opportunities to support this strategy and enhance the role, function and activity in the town. By virtue of its location and the proximity of other uses, development proposals of this type require careful consideration of:

- Density, height and form of surrounding buildings;
- The need to maintain a consistent street frontage and common building line which will help to create continuity of frontage, reinforce streetscape and provide definition and enclosure to the public realm;
- Access arrangements that include measures to ensure traffic and pedestrian safety;
- The compatibility of uses with the established character of uses in the area;
- Site context and where appropriate, areas of archeological potential;
- Character, appearance and areas of significant townscape value and conservation areas where these are designated; and
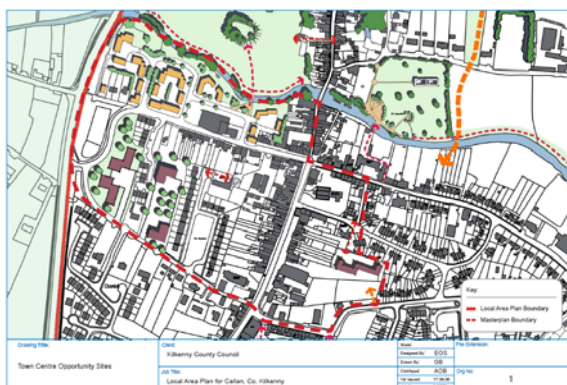- Integration and linkages with the existing urban fabric.

07

7. Site Development Brief

7.1 Area 1: Town Centre Opportunity Sites

7.1.1 Introduction and Context

Town centre vitality and viability is one of the central objectives of the plan and this section highlights in more detail a number of town centre sites suitable for retail development. The majority of these sites are centred in the West street area with two lying adjacent to the Kings River and two located between West Street and Chapel lane.

The sites vary in size and are as follows:
 a) Approximately 1.58 ha north of West street to the western edge of town boundary
 b) Approximately 0.47ha Site to the east of previous site north of mill street
 c) Approximately 1.02ha Site to the south of Mill street on the western edge of town boundary
 d) Approximately 1.02 ha Site immediately east of previous site
 e) Approximately 0.67ha Site north of bank on Green Street

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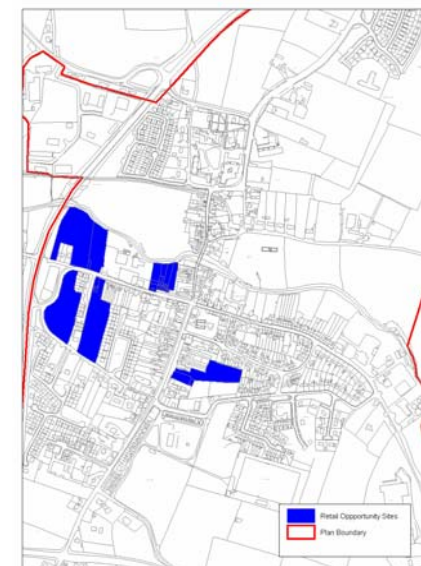

Figure 7.1: Retail Opportunity Sites

7.1.2 Development Influences

Key constraints that should be addressed in any development proposals include:

a, b

▪ Flood risk – These sites are located adjacent to the Kings River and therefore subject to flood risk. A flood impact assessment should be submitted in conjunction with any future planning application/s. A setback for development will be required, however this

may serve to complement the development as an amenity use;

- Proximity to the River Nore and River Barrow SAC;
- Redevelopment of these sites should accommodate car parking;
- Protected Structures and structures recorded on the National Inventory of Architectural Heritage;
- Area of potential archaeological significance.

c,d
- Car Parking – Redevelopment of the site should accommodate car parking.
- Traffic impact
- The need to minimise visual impact
- Protected Structures and structures recorded on the National Inventory of Architectural Heritage;
- Area of potential archaeological significance.

e
- Traffic impact / car parking requirement
- Area of potential archaeological significance
- Protected Structures and structures recorded on the National Inventory of Architectural Heritage;
- Area of potential archaeological significance.

The key opportunities that exist for Town Centre Opportunity Sites Area include:

- Retail Uses – Potential to provide high quality retail uses in the town to complement existing provision and support vitality and viability
- Make efficient use of land and buildings in the centre of the town.

7.1.3 Site objectives

To provide:
- improvements in the retail offer;
- increasingly sustainable shopping patterns.

7.1.4 Development Principles

Land Use

These site have all be designated as general business and uses identified for the Town Centre Opportunity Sites include retail (including shops and restaurants / bars), tourism, residential, leisure, office and community uses (primary care facility.

Transport & Access

These sites are highly accessible by a range of transport modes however further consideration will be required in relation to traffic management, car parking and pedestrian access.

Urban Design

Sites a, c and d are largely greenfield sites. Although b and e are currently occupied by existing uses there is potential for intensification.

The urban design strategy for the site is based upon the objective of maximising the potential of these town centre sites with respect to the retail offer, improving the town centre environment and increasing opportunities for walking and cycling.

Proposals should support the following urban design objectives:

- New developments should be well integrated with the existing centre by respecting the building line of the existing urban environment and, where appropriate, building up to the edge of the curtilage,
- Building form should be linked with the surrounding urban fabric and should provide for linked trips to the remainder of the centre;
- contributing towards improving the environmental quality of the centre, through appropriate public realm improvements;
- Active frontages particularly at ground floor levels;
- Building height and massing sufficiently articulated to demonstrate a fine to medium grain of development that addresses the scale of existing development;
- For site b, built form should maximise the potential of the riverfront location and views of the Motte national monument should be incorporated into the design concept; and

- Where relevant, development should support linkages to nearby walking /cycling routes; and

- The full development potential of site e, requires support of adjacent landowners and

re use of existing buildings such as the Co-op.

7.2 Area 2: Bolton
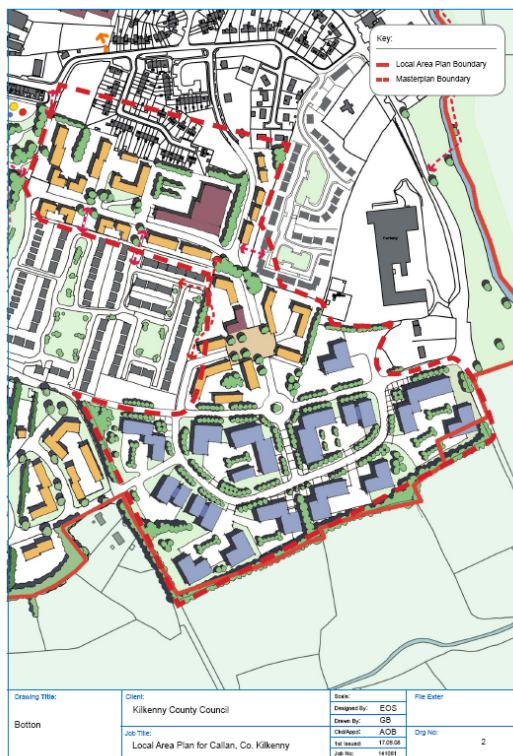
7.2.1 Introduction and Context

The Bolton Development Area is a significant area of undeveloped land in the town. It is situated to the south east of the town and incorporates the John Lockes GAA site and a significant area of greenfield land.

With the exception of the John Lockes GAA site which is reasonably accessible to the town centre, development of the remaining area constitutes a significant extension to the built fabric of the town and is located at some distance from existing amenities.

Adjacent uses to the John Lockes GAA site include housing and open space. For the remaining area, with the exception of the Duggan Steel factory, adjacent lands are primarily industrial in nature.

The site is bounded to the North west by housing, open space and to the South by the R698 and to the east by the R699. It is situated in an area of reasonably low lying land and in an area of poorly drained surface water gley soils.

The site is approximately 22 ha and has been zoned for residential uses.

7.2.2 Development Influences

Key constraints to be addressed in any development proposals include:

- The poor soil drainage;
- Lack of road infrastructure and access, particularly between the R699 and the R698;
- The improvement of pedestrian routes including those that provide for direct access to the centre of the town;

- Accommodate and facilitate the compatibility of a range of land use types in this area including residential, employment and retail;
- Incorporate existing landscape features such as trees and hedgerows; and
- Incorporate high quality landscaping

The key opportunities that exist for the Bolton Development Area include:

- Mix of use – Potential to accommodate a variety of uses in order to support economic development and providing facilities for exiting and new residential areas

- Open space and Amenity – Provide quality open space and improve access to nearby play facilities

- Possibility to improve use, activity and surveillance of the Fairgreen

7.2.3 Site objectives

To provide:
- High quality, sustainable and accessible residential, retail, community and employment development;
- Provide for high quality open space and routes through the site

7.2.4 Development Principles

Land Use

The Bolton Development Area includes a number of distinct land use zoning objective including areas that have been identified for residential, employment and mixed use development.

Transport & Access

Access to the site is limited. New road infrastructure will be required with the provision of a link road between the R699 and the R698.

Existing pedestrian and cycle access through the fairgreen will also require improvement. This will allow for direct pedestrian / cycle access from the site to the town centre by sustainable means.

Urban Design

The Bolton Development Area is currently is greenfield site located away from the existing urban fabric. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide for high quality, sustainable development that is integrated and linked with Callan Town Centre. This will be achieved by requiring further more

detailed masterplanning exercises for the John Lockes GAA site, Bolton residential area and Bolton employment area. These masterplans and subsequent built development should provide for:

- Building height and massing sufficiently articulated to demonstrate a fine to medium grain of development;
- Incorporate existing landscape features into future landscape design;
- Building form that provides for new linkages encouraged by permeability through the site; and
- Natural surveillance on any proposed routes through the site.

7.3 Area 3: Prologue Mixed Use Area

Prologue Mixed Use Area

7.3.1 Introduction and Context

The site is situated in the south western quadrant of the town and is bounded by the N76 to the west, the R698 to the south, and to the east by the Clonmel road. The Callan Workhouse designated for community facilities and an area of residential housing are located to the north of the site.

It is currently a greenfield site with direct road access available from the Clonmel Road.

7.3.2 Development Influences

Key constraints to be addressed in any development proposals include:

- Visual Impact, taking into account visibility from the N76 by pass;
- Integration of a mix of uses;
- The provision of access points and routes that allow access through the site and provide the most direct pedestrian to the main shopping area and sites of historic interest;
- Incorporate natural features of the site.

The key opportunities that exist for the site include:

- Mix of uses with significant potential to accommodate a hotel and ancillary uses on this site
- Linkages – Potential to improve signage, wayfinding and visual permeability in the town

- Public realm and Amenity – Provide quality open space and public realm enhancements.

- Constraints on water supply and waste water treatment capacity.

7.3.3 Site objectives

To provide:
- High quality, sustainable, resource efficient development;

- High quality public realm and open space;
- Improve signage and wayfinding in the surrounding area;

7.3.4 Development Principles

Land Use

The development opportunity site is subject to two distinct zoning objectives; residential and mixed use development. For the area where mixed use has been deemed suitable the following uses are considered appropriate:
- Hotel / Tourism related uses
- Ancillary leisure uses such as restaurants/ bar / fitness centre/ gym
- Residential uses
- Appropriate provision of car parking

Transport & Access

Access to the site is from the Clonmel Road.

Urban Design

The development opportunity site is currently a greenfield site. The urban design strategy for the site is based upon the objective of maximising the potential for the site to provide for a high quality hotel development and adjacent residential uses. This can be achieved through:

- Building form and height that create minimal visual impact particular from N76;

- Building massing that is sufficiently articulated to demonstrate a fine to medium grain of development;

- Active ground floor uses should be promoted along all key routes and new public/ open space;
- Improvement to visual permeability / way finding in the town; and

- Existing features natural or otherwise including stone walls the perimeter of the site should be incorporated into the development of the site.

7.4 Area 4: Clashacollare Residential Area

Key:
— Local Area Plan Boundary
--- Masterplan Boundary

Drawing Title: Clashacollare Residential Development
Client: Kilkenny County Council
Job Title: Local Area Plan for Callan, Co. Kilkenny
Scale:
Designed By: EOS
Drawn By: GB
Chkd/Appvd: AOB
1st Issued: 17.06.08
Job No: 141091
File Exten:
Drg No: 4

7.4.1 Introduction and Context

The Clashacollare area is situated to the North East of the town and located approximately 1.4km from the Bridge street / Green Street intersection

Development in this area represents the second phase of an existing residential development which has recently been completed. The site is bounded to the north, east and south by a agricultural land.

The remaining area for development is greenfield agricultural land comprising a number of fields with associated boundaries and hedgerows.

The current access is through the existing residential development at Friary walk.

7.4.2 Development Influences

Key constraints to be addressed in further development proposals include:

- The lack of connectivity with the town centre and associated lack of service facilities
- Lack of waste water treatment facilities and the requirement for attenuation ponds

The key opportunities that exist for this area include:

- Linkages – Potential to improve permeability in the town
- Residential development - Potential to deliver a sustainable residential quarter without prejudicing the long term objective of providing additional road infrastructure linking Clashacollare with the town centre.

7.4.3 Site objectives

To provide:
- High quality, energy efficient and accessible residential environments;
- Create mixed communities;
- To support compact development with a fine urban grain and associated amenity space and community facilities;

7.4.4 Development Principles

Land Use

Clashacollare has been identified as an area for residential development and ancillary uses.

Transport & Access

Access is currently provided via Friary Walk. Connectivity could be improved by providing additional road infrastructure linking Clashacollare with the town centre.

Urban Design

The urban design strategy for this area is based upon the objective of maximising the potential for the site to provide for high quality development that supports sustainable communities. Development at this location should therefore seek to:

- Provide new linkages that would encourage movement through the site;
- Provide roads, parking and pedestrian routes that are integrated, safe and reflect the needs of the community and the environment;
- Create a place of distinctive character and legibility;
- Incorporate sustainable urban drainage and existing natural features such as streams and hedgerows into the design of new development on the site; and
- Provide active ground floor uses which complement public space and provides natural surveillance.

7.5   Area 5: Cannafahy

7.5.1   Introduction and Context

The Cannafahy development area is referred to a Strategic land reserve for the town of Callan and is located to the most southern end of the town. The area comprises approximately 16.07 hectares.

The site is bounded to the north and east by the R698, to the west by the Coolalong Road and to the south by agricultural land.

The site is currently agricultural in nature and characterised by a number of field and hedgerow boundaries. A small number of individual housing developments, particularly on Coolalong road are also located within this masterplan area.

7.5.2   Development Influences

Key constraints to be addressed in any development proposals include:

- The potential for visual impact;
- Existing natural features on the site;
- Distance from the existing town centre and existing built fabric of the town.

The key opportunities that exist for the area include:

- Potential to become a distinct and high quality residential quarter in the town with commercial and ancillary retail uses
- Linkages – Potential to provide linkage with the area and improve connectivity with adjacent areas;

7.5.3   Site objectives

To provide:
- High quality and accessible environment; and
- Efficient use of land and buildings whilst minimising visual impact on the surrounding landscape.

7.5.4   Development Principles

Land Use

The Cannafahy area includes residential and mixed use zoning objectives.

Transport & Access

As the area is undeveloped there is currently no access with the exception of the frontage onto the R698 road. Further road infrastructure and linkages are required for comprehensive development of this area.

Urban Design

The urban design strategy for the Cannafahy area is based upon the objective of maximising the potential for the site to provide for high quality residential and appropriate commercial and retail uses. High quality development at this location should seek to:

- Provide new linkages that would encourage movement through the site;
- Provide roads, parking and pedestrian routes that are integrated, safe and reflect the needs of the community and the environment.
- Create a place of distinctive character and legibility;
- Incorporate sustainable urban drainage and existing natural features such as streams and hedgerows into the design of new development on the site; and

- Provide active ground floor uses complements public space and provides natural surveillance.

08

Callan
Local Area Plan
2008 – 2014

Implementation

8. Implementation

8.1.1   Zoned lands and areas, particularly those with the highest capacity for development, have been highlighted for specific guidance within the **Chapter 7**. More specific information on the infrastructure and services to be provided within each block is set out in **Table 8.1.   Figure 8.1** illustrates the location of each block in the context of the overall plan.

Table 8.1:   Infrastructure and Services Required

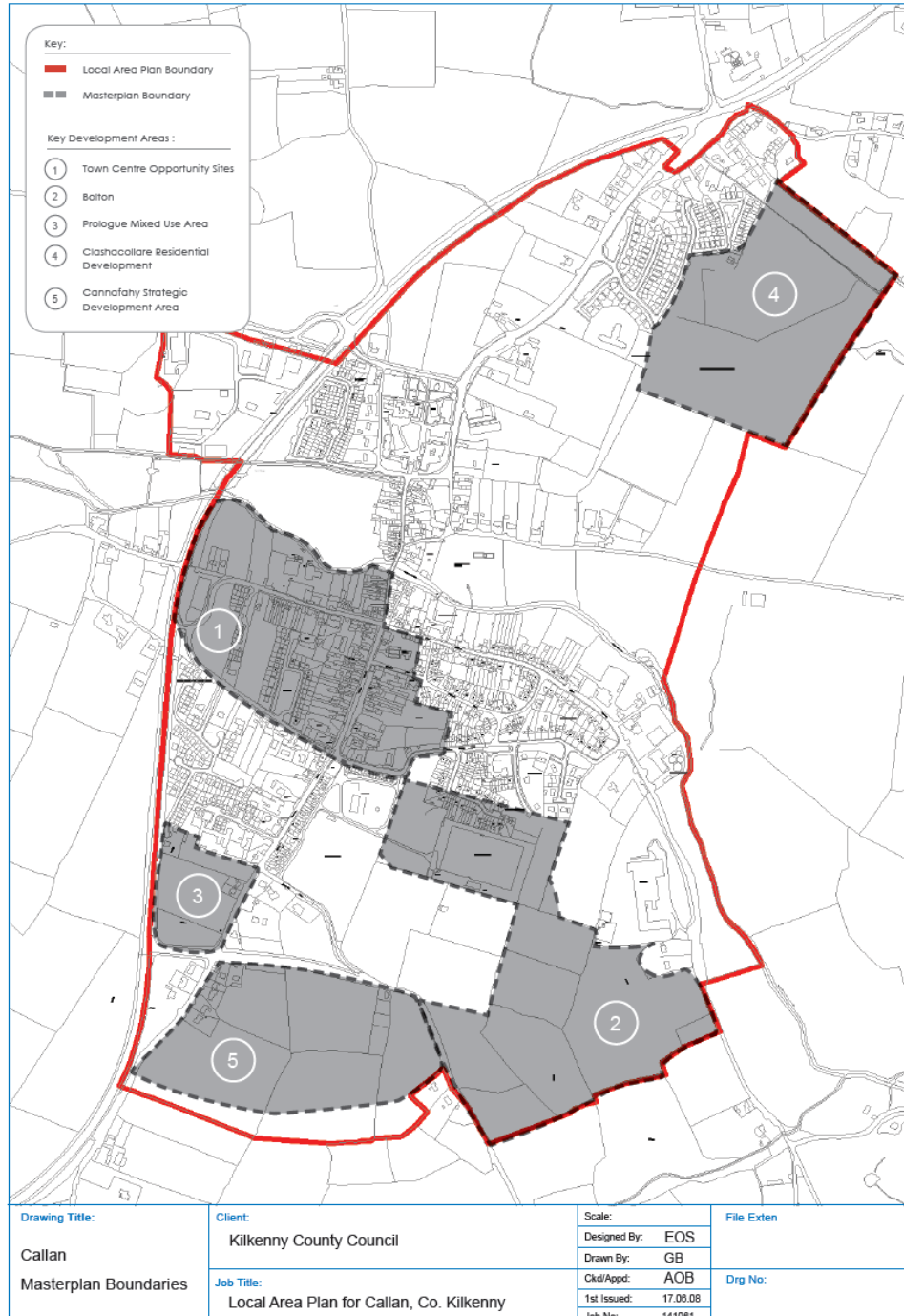| Development Blocks	Area 1: Town Centre Regeneration	Area 2: Bolton	Area 3: Prologue	Area 4: Clashacollare	Area 5: Cannafahy Strategic Land Reserve
Infrastructural Requirements	Traffic Calming Public Car Parking Provision New and improved pedestrian and cycle links	New link Road between R699 and R698 Access to mixed use development at the John Lockes GAA pitch New and improved pedestrian and cycle links Provide adequate screening in the form of planting, landscaping and mounding between commercial / employment areas and residential or recreational areas.	New and improved road links Provide adequate screening in the form of planting, landscaping and mounding between employment areas and residential areas and the N76.	Attenuation Ponds as required Allow for and contribute to future road links to the R699 Ancillary neighbourhood services and amenity space	New Road infrastructure Ancillary neighbourhood services and amenity space
Key Delivery Partners	KCC, retailers and land owners	KCC, KCC Roads and Parks Dept, landowners and developers	KCC, KCC Roads and Parks Dept, landowners and developers	KCC, KCC Roads Dept, landowners and developers	KCC, KCC Roads Dept, landowners and developers
Delivery Mechanism	Special Development Contribution Scheme				

Figure 8.1:   Key Development Areas

09

Movement
Strategy

9. Movement Strategy

9.1.1   The Draft Guidelines on 'Sustainable Residential Development in Urban Areas' requires convenient access to be provided between and within areas, particularly to larger community and commercial facilities and to places of work and for new routes within areas to be as direct as possible, and for this reason Priority should also be given to the needs of walking, cycling and public transport, and the need for car-borne trips should be minimised.

9.1.2   The purpose of a movement strategy is to identify the network of movement patterns for people moving by foot, cycle or car and show potential linkages between existing areas and nodes of activity such as schools in addition to the new movement patterns to be created by the key development areas. Taking into account these considerations, **Figure 8.1** sets out the movement strategy for Callan and indicates the new routes and linkages that will be required as a result of new development in the town.
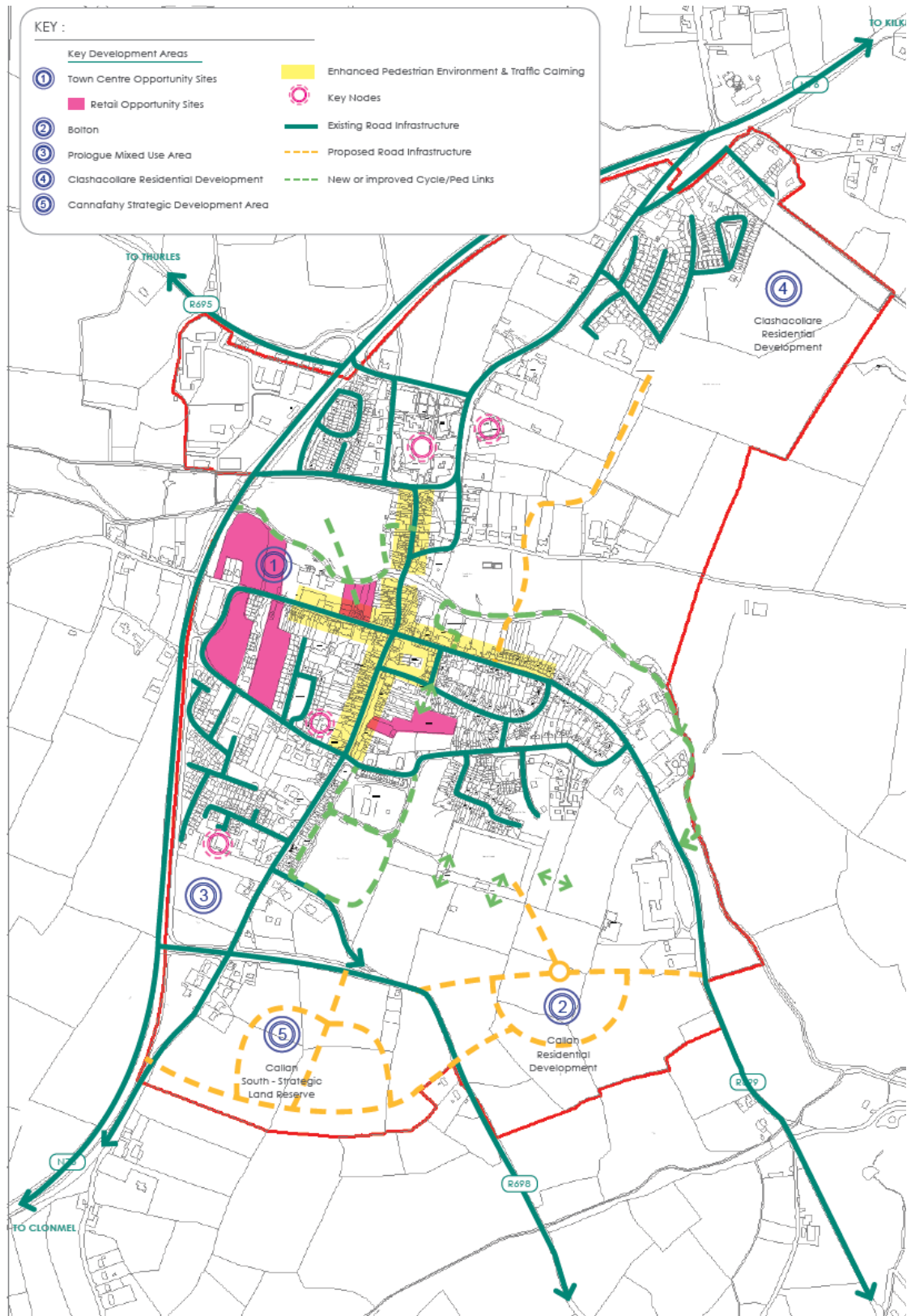
Figure 9.1:   Callan Local Area Plan Movement Strategy

Appendix 1 – Summary of Consultation Responses

Introduction

This document summarises the issues raised during a pre draft consultation event for the Callan Local Area Plan (LAP) that took place on the evening of the 9th January 2008 at the Friary Complex, Callan. The meeting was well attended by a range of stakeholders and members of the local community in Callan and the results of the event will be considered during the preparation of the Draft LAP.

The evening included introductory comments from Denis Malone, Senior Planner at Kilkenny County Council and a presentation given by Alice Charles, Associate Planner, Colin Buchanan who has been appointed by the County Council to produce the LAP for Callan. The presentation set out the process involved in producing a LAP, the work undertaken to date and provided an overview of the emerging issues that the LAP should seek to address.

Stakeholders and members of the local community formed discussion groups and focusing on the following topic areas:

❖ Population and Settlement

❖ Housing

❖ Heritage

❖ Employment and Industry

❖ Retail

❖ Community

❖ Infrastructure

❖ Tourism

❖ Agriculture

The summary reflects the feedback received on these subjects and is structured accordingly.

Population and Settlement

Among consultees there was overall consensus that it was necessary to manage population growth going forward. However various different approaches to the management of population and settlement in the town were suggested. New development on infill sites and supporting continued residential uses and growth in the town centre should be a priority. However intensification within the town centre should be balanced by maintaining amenity and open space.

The approach to zoning should be flexible enough to allow for further growth. To accommodate this growth there could be a change from industrial zoning to residential and possible rezoning of other uses.

However there are a number of constraints to development in the town. Specifically it is the lack of infrastructure especially new roads and additional river crossing that is likely to dictate the location of new population and new development. Some attendees felt that much of the zoned land is committed with construction commenced however there are barriers to the release of some zoned land within the lifetime of the plan. It was felt that there is a need for public infrastructure to facilitate future growth and additional zoning in the town to take account of these services. Forthcoming development should also ensure that social infrastructure is provided as a means of integrating new population into the community.

With regard to the high levels of recent population growth in the town, some considered that population projections of 25% growth to the year 2020 were too low having regard to the recent scale of growth. However, others considered the levels of growth witnessed in recent years to be unprecedented and unlikely to continue. It was further considered that new residents to the town have integrated fairly well however this would be more evident when children of new residents start attending school in Callan.

Housing

Respondents showed general support for new housing and additional zoning. In terms of the location, a number of comments highlighted the need to facilitate infill development in the town centre and consolidate existing zoned residential areas. There are no considerable problems of vacant housing with the exception of Bridge St. and Mill St which are in need of redevelopment and refurbishment. The prospect of developing the old farmers' co-op as affordable housing for local people was raised by consultees. These areas should be prioritised for refurbishment and re use with options such as the Living over the Shop scheme being suggested as an approach.

In terms of housing type, comment highlighted preferences for more variety and housing that would cater for the entire population. More specifically additional social housing built by the County Council, smaller housing units, smaller estates and additional low density and higher value housing that may attract more people should be provided. However there were some queries over the future of the low density site. A number of comments felt that large apartment blocks would be inappropriate.

Heritage

A number of opportunities for both improving the historic environment and improving the town's heritage offer were highlighted as part of the consultation. It was clear that Callan's historic environment provides a considerable resource for attracting visitors and improving the quality of the town for those who live and work there. These opportunities included the mill race, and the town's connection with James Hoban, Tony O'Malley, and Coca Cola.

Grant aid should be provided as a means of restoring shopfronts and ESB and telecoms should go underground. A cultural trail has been developed by the Callan Community Network and further provision such as a routes linking up national monuments and improvements to existing routeways such as Bridge street should be sought. The old coop site presents a redevelopment opportunity as a possible hotel and St Mary's could provide for community uses.

The consultees highlighted a number of assets as worthy of protection including Skerry's castle, wall on chapel lane, the priest's house, and Green Street where all existing structures should be protected but improvements allowed. The boundary treatment at St. Mary's should be redesigned with the possibility of removing trees.

Employment and Industry

Consultees provided a general indication of the type of employment that the town should seek to facilitate. This includes an increase focus on small to medium enterprises (SMEs), the consideration of employment opportunities beyond industry, linking into business opportunities developed through further education facilities. The provision of industrial units for SMEs should be high specification and services such as I.C.T. would need significant upgrading. Additional retail facilities including office supplies, mobile phone and other small scale retailing should be provided to support business development. Some feedback highlighted the need for incentives to counteract displacement of business to green field sites.

A number of locations were highlighted as being appropriate for further employment uses. These include the options for moving industrial and employment to the north of the town, the provision of more employment uses such as a business park west of the bypass, the rezoning of north industrial (probably Northwest given that there is no industrial land designated to the north east of the town) to general business. Some of those present also felt that there should be more land at west court and bretts mills for industry. However, there may be constraints in relation to existing industrial zoned land and there was some indication that the LAP should ensure that viability of existing industrial zoning is not jeopardized.

Retail

A substantial number of comments made at the consultation event were focused on the issue of parking in the town centre. The consultation results clearly supported the improvement of parking in the town centre, highlighted the need for additional parking and more specifically the deficiency in long and short term parking in the town centre. One of the main issues impacting on the vitality of the town centre and viability of the retail sector is traffic congestion in the town. The rapid implementation of an up-to-date traffic management plan and the need to improve access to the town centre more generally was widely supported.

A number of responses considered that the town should provide additional retail facilities and a range of views were submitted in terms of the types of retail facilities that should be provided. These included additional provision as part of a retail park, the need for facilities in the town centre that would compete with Tesco (prior to refusal from An Bord Pleanala). Although some respondents considered that large retail could be supported by the wider region others felt that Callan should not be in competition with Kilkenny / Clonmel. The town centre is deteriorating in some areas and views raised highlighted the need for environmental improvements in order to increase the attractiveness of the town. In terms of new retail business, variety is important and there is a need to increase the number of restaurants and facilitate these improvements in order to compete with edge of centre retail development. It was further highlighted that Callan enjoys location advantages, with direct links to Kilkenny and Clonmel and that this should be capitalised upon in terms of attracting people to Callan for retail needs – a 'retail hub'.

Community

The results highlighted a demand for restaurant, hotel, leisure, gym and youth facilities in the town with the issue that existing facilities would also need upgrading. The Friary Complex was highlighted as a possible location for the youth centre. In particular the GAA club needs to expand and there are a number of options for this. One option which was suggested during consultation was plans to relocate the GAA club to the north-west of the town however safety concerns were raised as this would involve having to cross the bypass to get to the proposed site. In terms of existing social facilities there are four crèches, two nursing homes and the availability of independent living. The provision of additional zoning should be located to the back of schools.

There is a need for qualitative improvements to open space in the town, particularly open space along the river needs upgrading and maintenance. Additional provision could also be provided at the Moate site.

From the comments received, the lack of walking routes was by and large the most apparent deficiency in terms of facilities. This deficiency is creating subsequent safety issues resulting from people using the bypass as a walking route. The Fair Green was mentioned as a potential location for a walking track if additional lighting was provided. Additional activity at this location would also serve to reduce anti social behaviour. The Fair Green has further potential for community uses with the possibility of St. Mary's being used as a heritage / tourism centre and Clandine lane was another location that would benefit from additional lighting.

Infrastructure

A substantial number of responses referred to the issue of traffic management in the town. In particular, the need for traffic controls to be reviewed with further consideration for a turning point for buses and additional taxi ranks. A traffic management plan should be given priority and a one way system in the centre could be introduced. Bridge Street in particular was noted as a problem in terms of traffic flow and parking. Given narrow roadways the need for additional parking was also raised.

In the long term, the option of a ring road needs examination in addition to a link from Windgap road to Kells road. Other key infrastructural improvements suggested include the provision of an additional river crossings and new points of access to the town. Legibility of the town could further be improved through additional signage. It was also considered that there are issues with Waterford bound traffic (especially HGVs) travelling through the town centre and signing could be improved to divert traffic away.

Pedestrian linkages, walking routes and improvement in footpaths should be provided particularly at Clandine lane in additional to a footbridge and a link to the school. Good pedestrian linkages should be made between new residential areas to open spaces.

A number of comments were made concerning the sewage system which seems to be creating problems in terms of odour. The sewage system should be updated prior to new development and the existing system should be investigated for faults.

Flooding is an issue in some areas of the town and where appropriate further development should ensure that flooding is alleviated and managed. It was suggested that the Council could work together with local people to manage the flooding situation, such as providing tractors to help with maintenance work.

Tourism

The consultation results clearly identified the need for a hotel, leisure centre, function room and restaurants and referred to an opportunity site in an area beside the golf course.

To facilitate tourism activity, the town needs to be visually upgraded with public realm improvements – e.g. kerb stones and railings. This additional activity could be based on the links with Tony O'Malley / James Hoban and Coca Cola, Chandler / arts summer school. Tourist numbers could be increased by providing better coach parking, creating a tourist identity for Callan, improving the awareness of the existing heritage /cultural trail, lighting key landmarks such as the three national monuments and improving areas such as the moat field. A number of people suggested that St. Mary's could be used as a tourist office.

Agriculture

Issues relating to agriculture were limited given that consultees felt that farming was strong in the surrounding area and the town benefitted from having one of the biggest co-ops in the country. However, some considered that further improvement could be made by strengthening the farmers market by increasing the quantity of local produce sold or its possible relocation. A 'sustainable fuel town' should be supported and encouraged.