



PREPARATION OF A DRAFT LOCAL AREA PLAN FOR KILMACOW

WE NEED TO KNOW YOUR VIEWS

BDP Planning, a planning consultancy, is preparing a Local Area Plan for Kilmacow on behalf of Kilkenny County Council. We are currently at Stage 1 (pre-draft stage) in the plan making process. Stage 1 includes public consultation, information collection and analysis and preparation of a Draft Local Area Plan.

Background

Two public workshops were held in Kilmacow on the evenings of 31st March and 1st April 2008. Numerous topics were discussed at those workshops and the information and comments made have been used to help inform the Draft LAP to date. A further public consultation workshop was held in October to discuss the settlement size and village character in more detail. This workshop was advertised in the Munster Express and Kilkenny People newspapers and the Parish newsletter.

Public Workshop in Kilmacow on 28th October, 2008

The purpose of the workshop was to engage the community in the following two topics:-

- **Topic 1: Settlement Size**
- **Topic 2: Village Character**

In relation to each topic, various scenarios were illustrated on maps and put forward for discussion. It was decided at the workshop to make the information discussed available locally in order to allow a greater number of the local community the opportunity to comment on them.

Each of the scenarios is set out below and illustrated on the accompanying maps to help you in formulating your comments. We would welcome and appreciate any further comments/feedback you may have on the scenarios presented.

Your Comments

Comments are invited from all members of the local community regarding any of the Scenarios. Your comments may be made in writing to:

Forward Planning,
Kilkenny County Council,
Council Hall,
Kilkenny

Or via email to: kilmacowlap@kilkennycoco.ie

The deadline for all comments is **5pm on Friday 21st November 2008.** All comments will be considered in the preparation of the Draft Local Area Plan for Kilmacow.



TOPIC 1 – SETTLEMENT SIZE

What is a Settlement Limit?

‘Settlement Limit is the definition of an area in which development will normally be permitted, subject to development control and zoning criteria set out in the Development Plan.’

Four different scenarios are presented in relation to this topic as follows:-

Scenario 1: Residential Zoning and Settlement Limit to Remain as in the Existing Kilmacow Village Plan 2002-2008

- This allows limited control over the development pattern of the residential zoned lands and potential to grow in an unsustainable pattern, for example, sites at the village edge could be developed first.
- This scenario includes no additional residential zoned lands

Scenario 2: Introduce Phasing of Existing Residential Zoned Lands and Retain Existing Settlement Limit

- This scenario offers control over which sites will be developed first (Phase 1 and Phase 2)

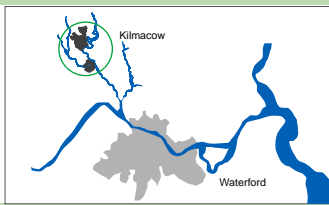
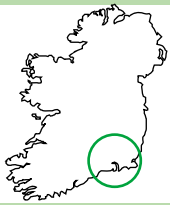
Scenario 3: De-Zone Portions of Residential Zoned Lands and Tighten the Settlement Limit

- Scenario 3 reduces the amount of residential zoned lands from that contained in the existing Kilmacow Village Plan 2002-2008 through de-zoning.

Scenario 4: Expand the Settlement Limit and Zone Additional Residential Lands

- Scenario 4 would result in an oversupply of residential zoned lands over and above that needed during the Local Area Plan period

Each of the above scenarios is illustrated on the accompanying maps and your comments are welcome.



Kilmacow Local Area Plan

Keep Existing Zoned Land
As per Local Area Plan 2002-2008

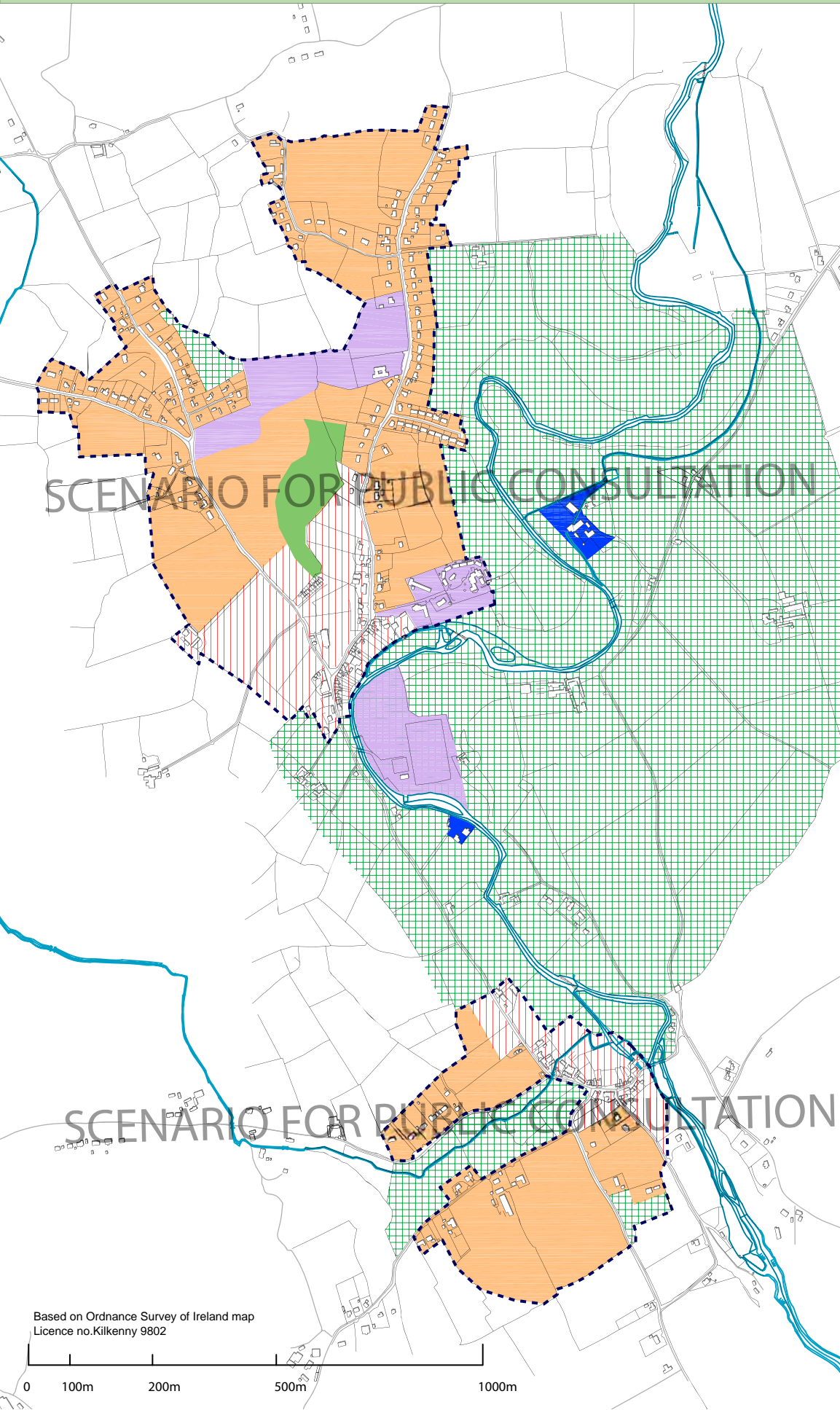
Scenario

1

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by 5 pm 21st November 2008

Consultation Scenario presented on 28th October 2008 at public workshop in Kilmacow.

Zoning Legend

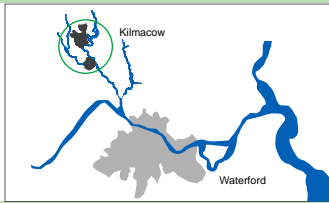
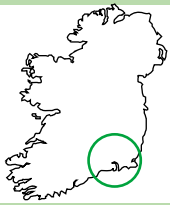
	Residential
	Recreation Open Space
	General Development
	Industrial
	Community Facilities
	Rural Conservation Area
	Development Boundary

Based on Ordnance Survey of Ireland map
Licence no.Kilkenny 9802



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Kilmacow Local Area Plan

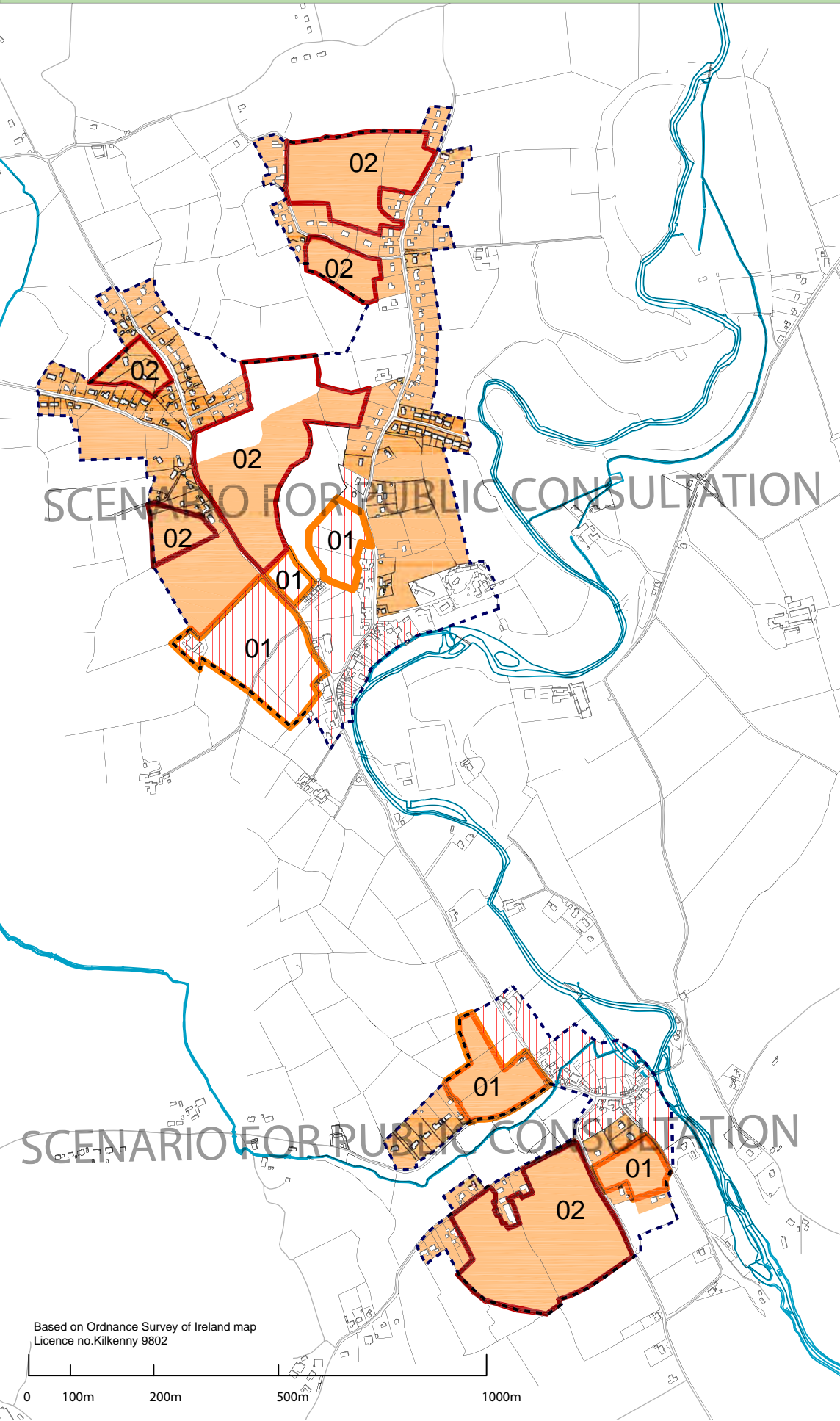
Phasing Existing Zoned Land for Residential Development

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Scenario 2



- 01** Phase 01 (2008-2014) Residential Zoning
- 02** Phase 02 (post 2014; subject to LAP review) Residential Zoning

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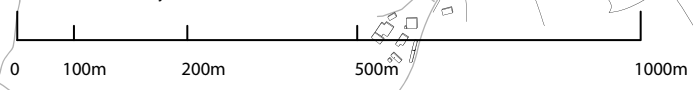
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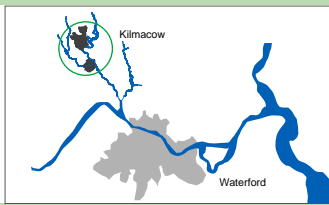
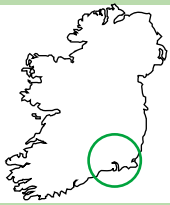
Zoning Legend	
	Residential
	General Development
	Development Boundary

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Kilmacow Local Area Plan

Dezone Portions of Existing Zoned Land Tighten Development Boundary

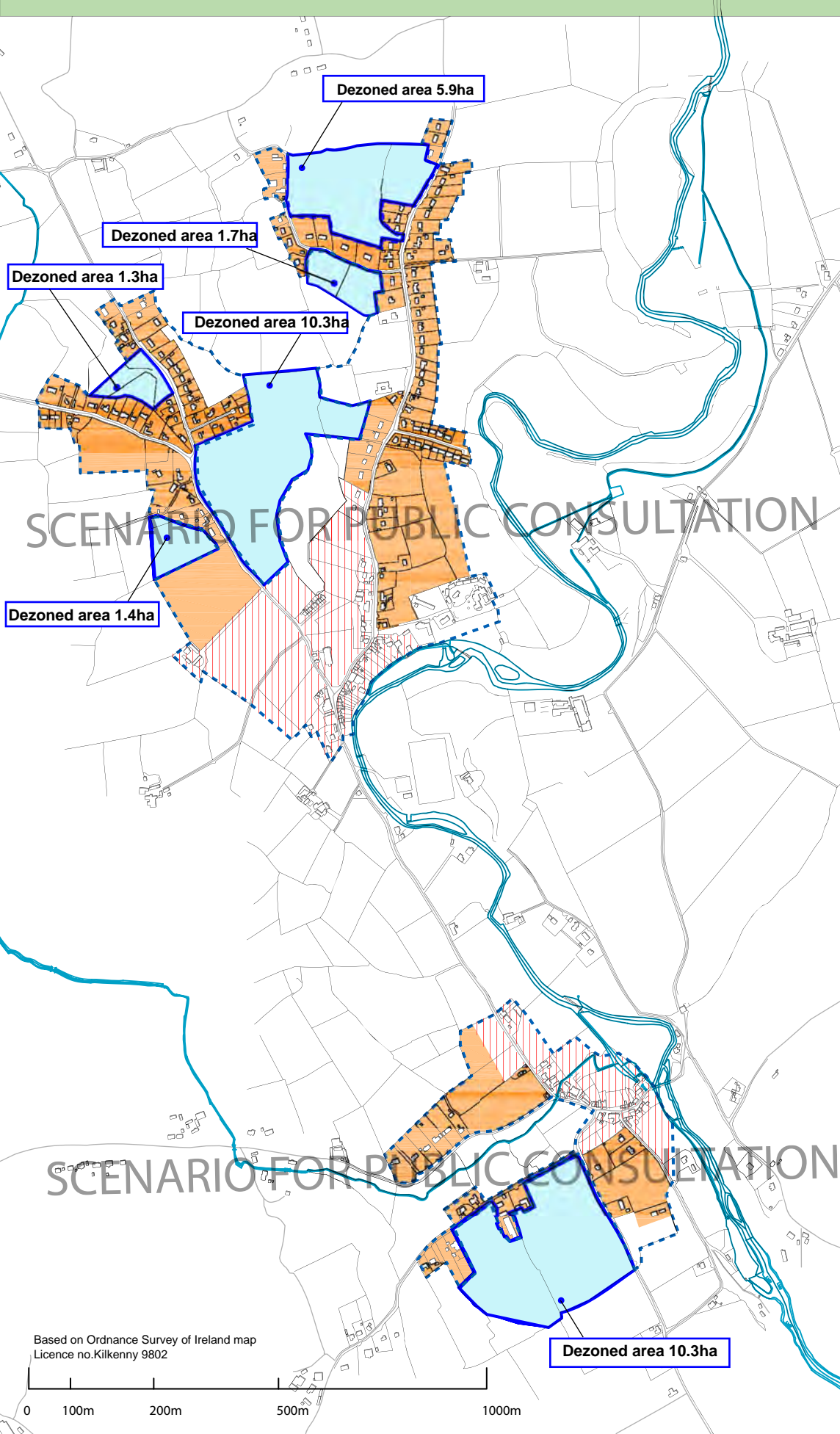
Scenario

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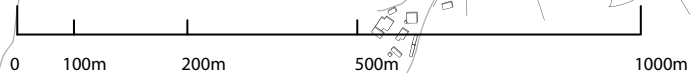
or by email:
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Zoning Legend	
	Residential
	General Development
	Development Boundary
	Dezoned Land (total area -31.0ha)

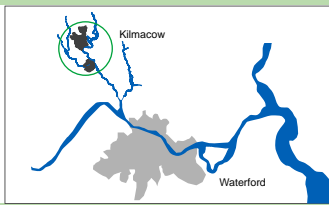
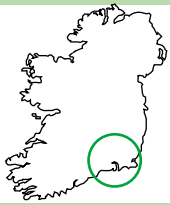
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Kilmacow Local Area Plan

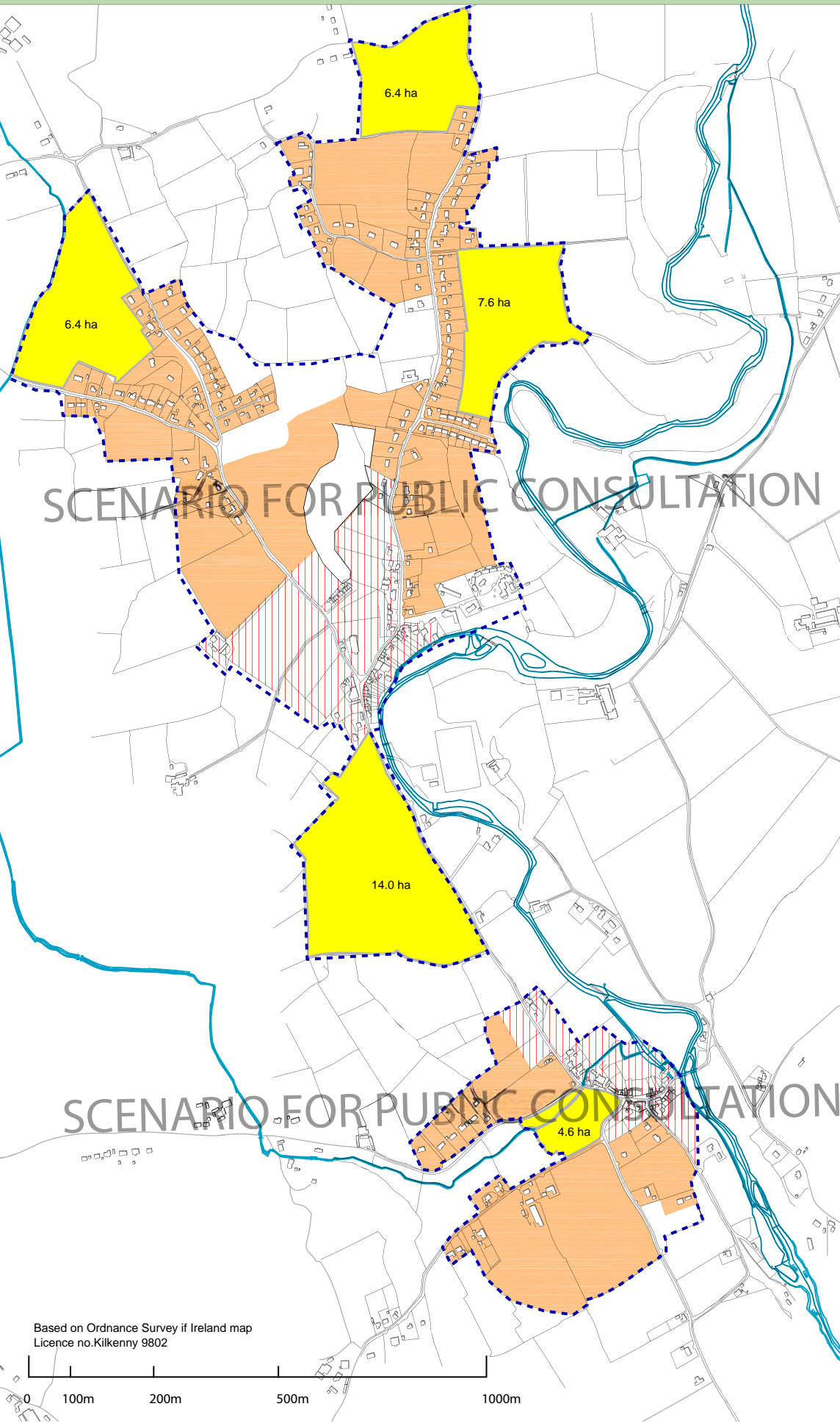
Extend the Development Boundaries and Zone Additional Lands for Residential Development

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Scenario **4**



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Consultation Scenario presented on 28th October 2008 at public workshop in Kilmacow.

Zoning Legend	
	Residential
	General Development
	Development Boundary
	Additional Zoned Residential Lands 39.0ha

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TOPIC 2 – RECOGNISING THE VILLAGE CHARACTER

Topic 2 considers ways in which to protect the unique character of Kilmacow's two village centres for future generations to enjoy. Three different scenarios are presented as follows:-

Scenario 1: No additional protection from the current Kilmacow Village Plan 2002

Issues to consider:

- Scenario 1 would give limited protection to the older buildings and houses in upper and lower Kilmacow Village Centres
- There is potential for the character of upper and lower Kilmacow centres to be lost or altered
- There is potential for buildings to be demolished which have significance for the local Kilmacow community
- There is potential for insensitive or unsympathetic design in upper and lower Kilmacow Village Centres.

Scenario 2: Designate the Village Cores as a Village Character Area (VCA)

Issues to consider:

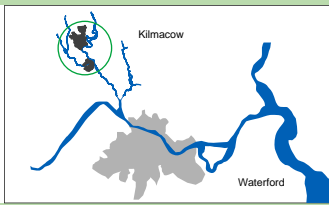
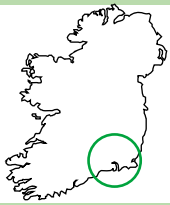
- Scenario 2 recognises the historical interest and character of Upper and Lower Kilmacow Village centres
- It identifies the historic heart of Upper and Lower Kilmacow Villages
- The VCA affords protection from inappropriate or unsympathetic development via planning policies and objectives in the Local Area Plan

Scenario 3: Designate the Village Cores as an Architectural Conservation Area (ACA)

Issues to consider:-

- This would involve a specific objective in the LAP to preserve the character of the Architectural Conservation Area
- An ACA gives extra responsibilities to the owners of buildings within an ACA – Statutory Designation under the Planning & Development Act, 2000.
- It would involve the identification and protection of the historical heart of Upper and Lower Kilmacow Village
- The ACA would be protected from inappropriate and unsympathetic development.

Each of the above scenarios is illustrated on the accompanying maps.



Kilmacow Local Area Plan

Maintain Existing

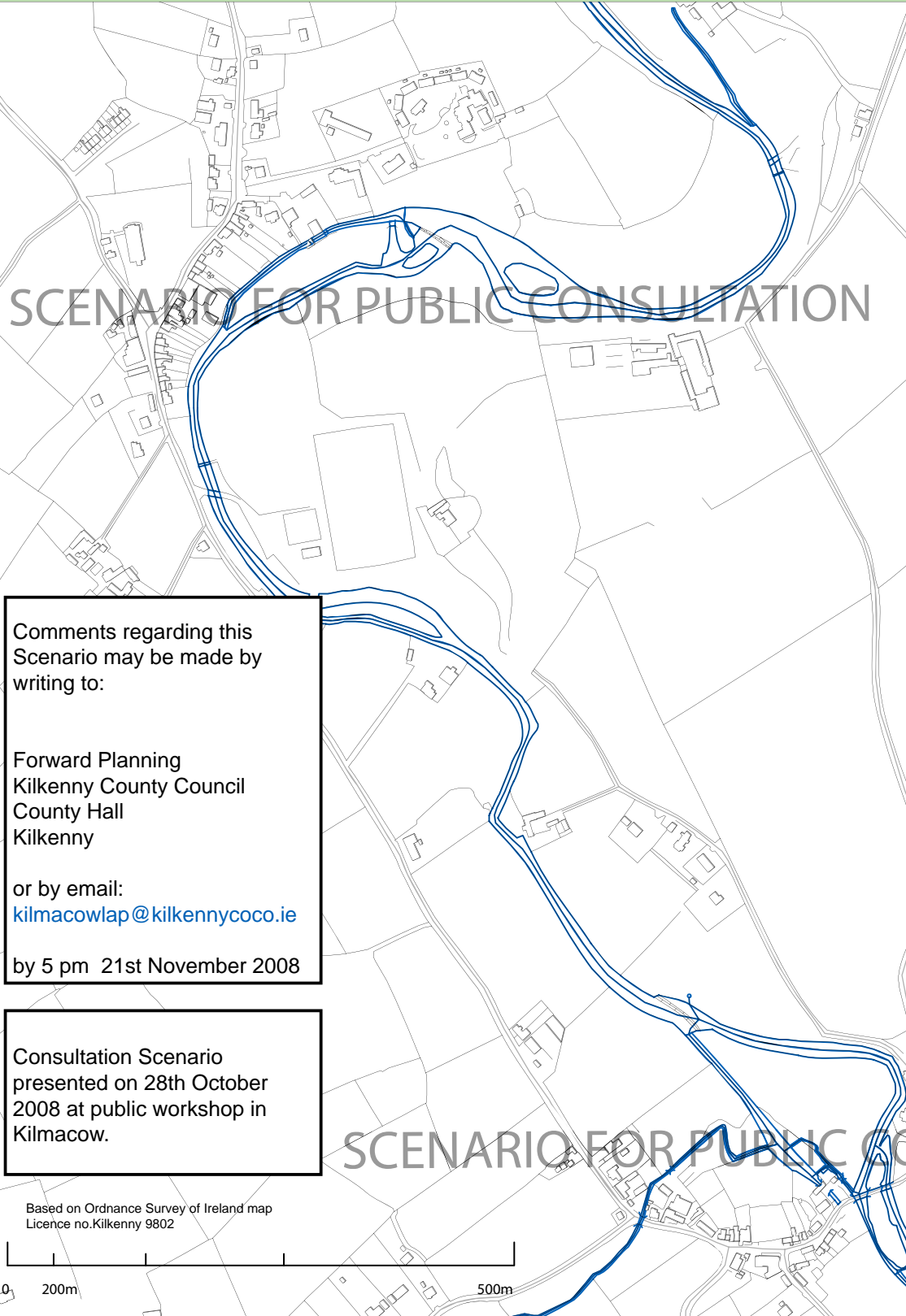
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Scenario



No Village Character / No Architectural Conservation Area - Limited Protection

Principal Features

- 1 Limited protection for the older buildings and houses in Upper and Lower Kilmacow Village Centre.
- 2 Potential for character of Upper and Lower Kilmacow Village centre to be lost or altered by inappropriate development
- 3 Potential demolition of buildings that have significance for local community of Upper and Lower Kilmacow Village
- 4 Potential for insensitive or unsympathetic design in Upper and Lower Kilmacow Village centre



Comments regarding this Scenario may be made by writing to:

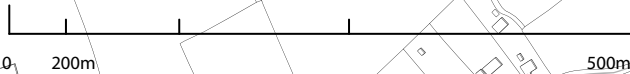
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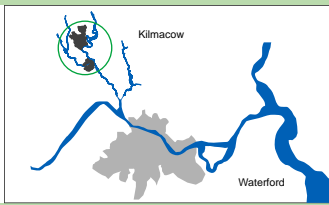
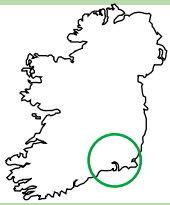
Consultation Scenario
presented on 28th October
2008 at public workshop in
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Kilmacow Local Area Plan

Village Character Area

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SCENARIO FOR PUBLIC CONSULTATION

Village Character Area (VCA)

Principal Features

- 1 Recognition of historical interest and character of Upper and Lower Kilmacow Village
- 2 Identification of historic heart of Upper and Lower Kilmacow Village
- 3 Commitment to preserve and enhance the physical appearance of Upper and Lower Kilmacow Village
- 4 Generate a sense of local interest and civic pride in the character of Upper and Lower Kilmacow Village
- 5 Protect the VCA from inappropriate or unsympathetic development



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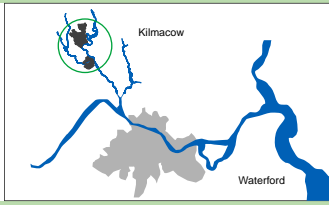
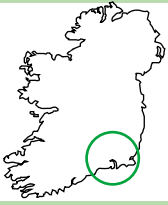
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SCENARIO FOR PUBLIC CONSULTATION

October 2008



TAKE AWAY
FAST FOOD
5-10pm till Late
7 days
Kilmacow



Kilmacow Local Area Plan

Architectural Conservation Area

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Scenario

SCENARIO FOR PUBLIC CONSULTATION

Architectural Conservation Area ACA

Principal Features

- 1 Objective in the LAP to preserve the character of the Architectural Conservation Area
- 2 **Extra responsibilities for owners of buildings in ACA**
In an ACA the carrying out of works to an exterior of a building or structure will be considered 'Exempted Development', if those works would not affect the character of the Area
- 3 Identification and protection of the historical heart of Upper and Lower Kilmacow Village
- 4 Protect the ACA from inappropriate or unsympathetic development



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by 5 pm 21st November 2008

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Based on Ordnance Survey of Ireland map
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200m

500m

SCENARIO FOR PUBLIC CONSULTATION

October 2008

