

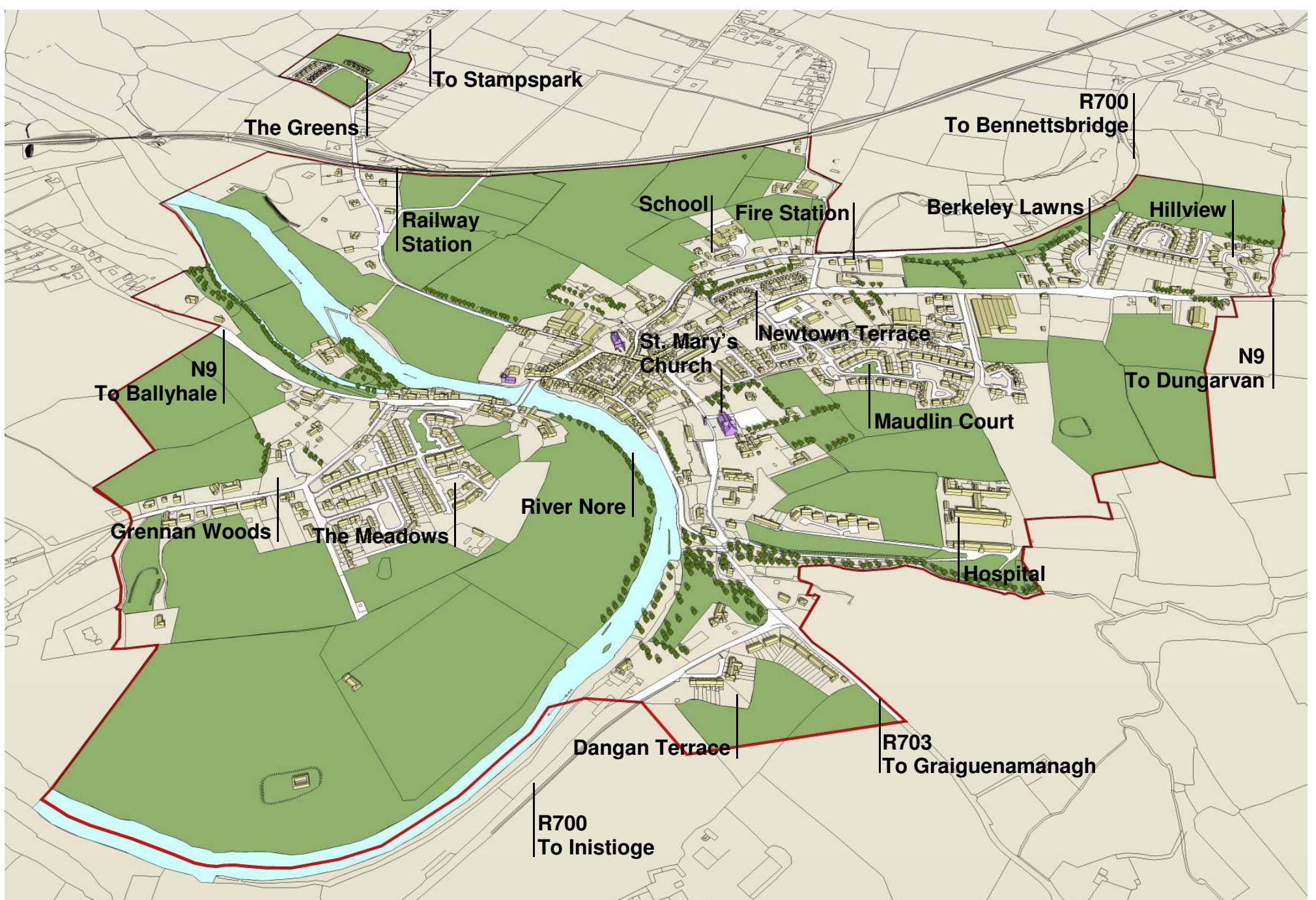
Thomastown

Local Area Plan Review

INTRODUCTION

Kilkenny County Council is preparing a Proposed Local Area Plan (LAP) for Thomastown under the Planning and Development Act (2000-2004).

The LAP is being prepared by Nicholas de Jong Associates (Urban Design), on behalf of Kilkenny County Council and will be guided by the views of the community of Thomastown as gained through this Public Workshop and by the written comments/submissions.



3D Model of Thomastown and its surrounding hinterland



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WHAT IS A LOCAL AREA PLAN?

- The Thomastown LAP will set out the strategy for the PROPER PLANNING AND SUSTAINABLE DEVELOPMENT of the Plan area for a period of six years (2008 - 2014).
- The Plan will give the local community and developers a clear idea of what will/will not be acceptable in particular areas of the settlement.
- It will also take a long term view on how change in the physical environment can be managed while providing for new development that contributes to and enhances the existing qualities of Thomastown.
- The LAP will put in place policies and objectives to safeguard and enhance the environmental and heritage character of the town.
- Future decisions on Planning Applications must be made in line with the LAP.



Thomastown

Local Area Plan Review

EXISTING SITUATION

KEY CHARACTERISTICS

- Thomastown was established by Thomas Fitzanthony Walsh, Anglo Norman Seneschal of Leinster; The Irish name, “*Baile Mhic Andain*”, means town of the son of Anthony;
- Located on the banks of the River Nore, Thomastown is recognised for its attractive Townscape;
- The river contributes significantly to the visual and recreational character of the town;
- Located on the N9 Waterford to Dublin Road approximately 17km from Kilkenny City, 40km from Carlow Town and 34.5km from Waterford City;
- Also close to smaller towns and villages of Gorey, Paulstown and Ballyhale;
- Broadband installation in progress in the town.
- There are two primary schools and one secondary school.
- Extensive new housing to the North and also to the west.

WEAKNESSES

- Some derelict and under-utilised sites;
- Traffic congestion in town centre;
- Limited job opportunities;
- Relies on Waterford, Kilkenny and Carlow for third level and further education;
- Lack of public open space.



Thomastown—Boundary and Special Area of Conservation as outlined in existing Local Area Plan.

Legend

- Extents of LAP
- SAC Boundary

KEY ASSETS

- Ruins of Jerpoint Abbey to the South, Watergarden, and Mount Juliet Hotel and Golf Course are important visitor attractions;
- Good road access from other towns and cities;
- Regular Rail services to Kilkenny, Waterford and Dublin;
- Proposed Waterford-Dublin motorway will help to relieve congestion in the town centre;
- High quality environment and setting;
- Diversity of heritage resource;
- Potential amenity enhancements along the river;
- River Nore forms part of a SAC;
- Potential public realm enhancements within town centre;
- Opportunity to focus amenity based enterprise along the river;
- Opportunity to better define the tourist product.

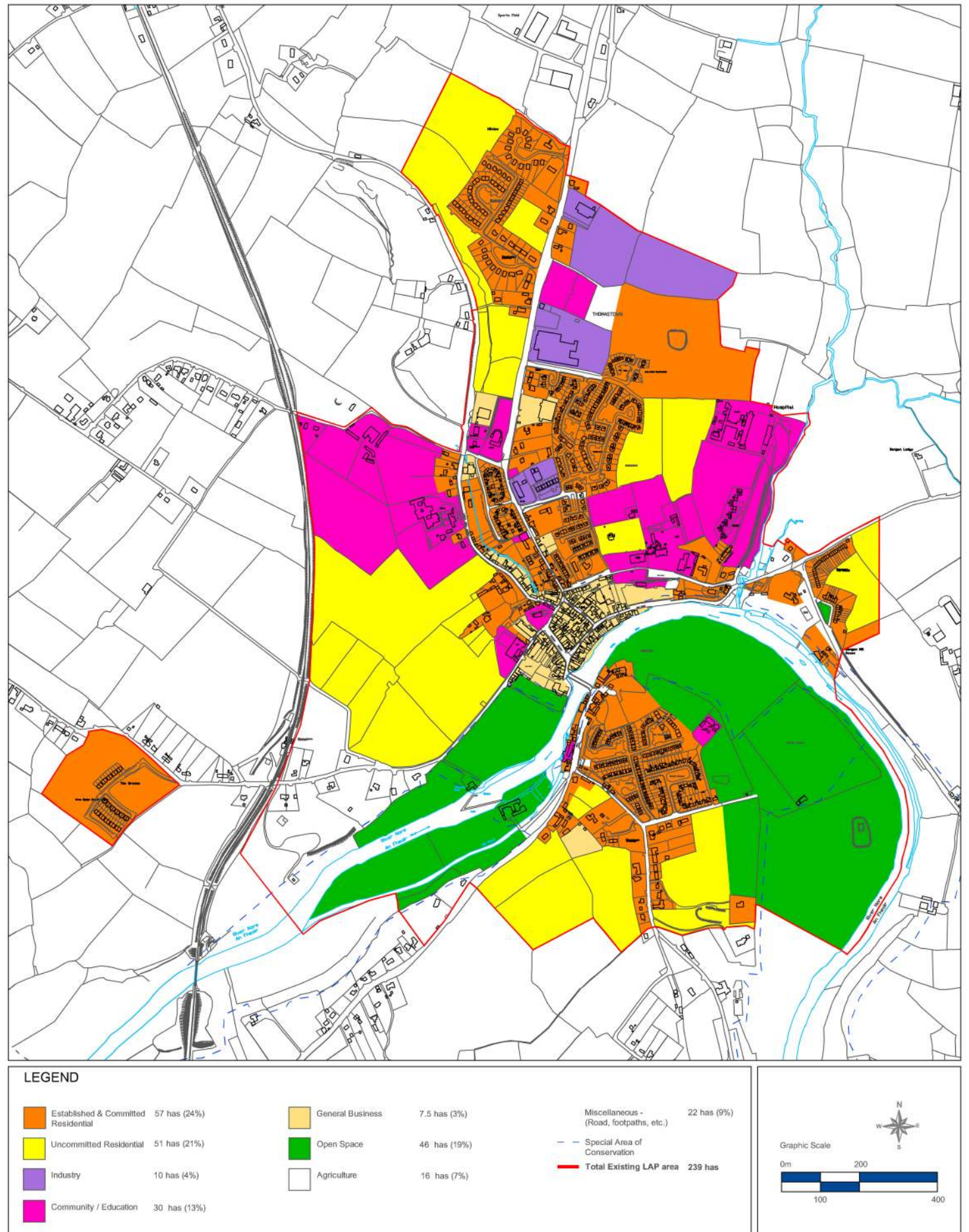


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LAND USE APPRAISAL

- Existing population of Thomastown is 1,910 persons (Census 2006) representing an increase of 12.2 % on the previous 2002 census. The county in general had an increase of 9% during the same period, which was 1% above the national rate of growth.
- If the population of Thomastown continues to grow at the current high rate, there could be 2,400 persons by 2014.
- If moderate growth occurs the population could reach 2,220 persons by 2014.
- If low growth occurs the population could be around 2,030 by 2014.
- Currently there are 51 hectares (126 acres) of residential land available for development within the town boundary (uncommitted), representing 24% of the total land area.
- This could provide up to 1,275no. additional houses (or approx. 3,315 additional persons, ie doubling the existing population) within the town boundary if fully developed.
- There are also redevelopment opportunities within the town centre that could provide for higher density mixed uses (further increasing the amount of housing).
- There are 10 hectares currently zoned Industrial within the town, representing 4% of the total land area.
- Open space accounts for around 19% (46 hectares) of the total land area.



Thomastown—Land Use Appraisal (Based on Existing LAP and Site Analysis)



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WHAT'S NEXT?

The LAP for Thomastown will take around 6 months to prepare. It will then be incorporated in the new Kilkenny County Development Plan 2008-2014.

Following this initial consultation, written comments and observations are invited on the issues facing the future of the town (forms are available for this purpose). All submissions will be taken into consideration and will form part of the Plan making process. A second Community Workshop is planned for early March to review the evolving Plan.

Please submit your initial responses by 7th February 2008 to:

Director of Services
Planning Department,
County Hall,
John Street, Kilkenny **or**
localareaplans@Kilkennycoco.ie

Thank you for your interest and we look forward to continued working with you on the future development of Thomastown.



Kilkenny County Council
Forward Planning



Public Information Evening
January 2008