



# Graiguenamanagh- Tinnahinch Draft Joint Local Area Plan 2021



## **PROPOSED MATERIAL ALTERATIONS**

April 2021

Forward Planning

## 1. Introduction

In accordance with Section 20(3)(e) of the Planning and Development Act, 2000 (as amended) Kilkenny and Carlow County Councils is proposing a number of alterations to the Graiguenamanagh-Tinnahinch Draft Joint Local Area Plan, which was published on the 20<sup>th</sup> November 2020. These alterations have arisen following the Elected Members review of the *Chief Executive's Report on Submissions received to the Draft* under Section 20(3)(c) of the Planning and Development Act, 2000 as amended.

The proposed material alterations to the text are outlined below and should be read in conjunction with the Graiguenamanagh-Tinnahinch Draft Joint Local Area Plan. Map changes are also detailed below, and the proposed alterations to the land use zoning are shown on Map 1.

Where an issue was raised as part of a submission received by Kilkenny county Council the reference number of the corresponding submission has been given e.g. KKC148-17 and likewise for submissions received by Carlow County Council e.g. CLW-C4-15. A summary of the submissions made and the Chief Executive's response to each can be found in the *Chief Executive's Report on Submissions received to the Draft*.

In the following text, proposed deletions are shown in ~~strike through~~ and proposed insertions are shown in *italics*.

### Environmental Assessments

A Strategic Environmental Assessment and a Natura Impact Report accompanied the Draft Joint LAP. The Planning Authority must determine if a strategic environmental assessment or an appropriate assessment or both such assessments, as the case may be, are required to be carried out as respects one or more than one proposed material alteration of the draft local area plan. The proposed material alterations were subjected to Strategic Environmental Assessment and Appropriate Assessment screening, and it has been determined that neither a SEA or AA are required (see accompanying Screening reports).

## 2. Map changes

### Map 1 Land use Zoning Objectives Map

- Make following changes to map legend:
  - Pedestrian/Cycle Improvements
  - *Indicative Pedestrian/Cycle Improvements* (KKC148-17 & CLW-C4-15)
- Change zoning to the west of the settlement adjacent to the Fire Station from New Residential (NR5) to Agriculture – Graiguenamanagh (KKC148-18 & CLW-C4-14)

NR5 as presented in the Draft Plan

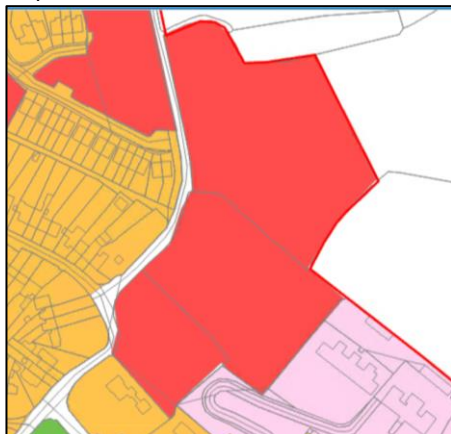


Material Amendments to NR5 New Residential lands

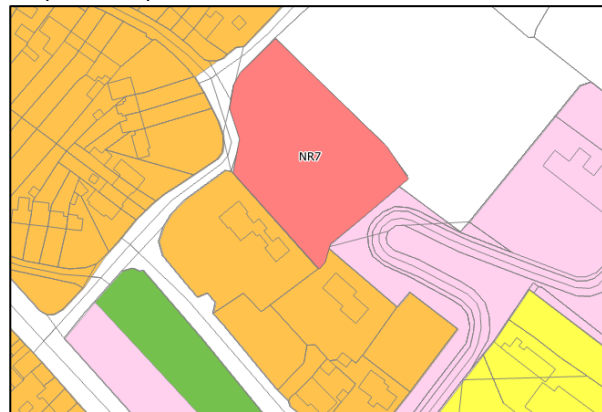


- Reduce quantum of zoned New Residential (NR7) lands to the East of the town– Graiguenamanagh (KKC148-18 & CLW-C4-14)

As presented in the Draft Plan

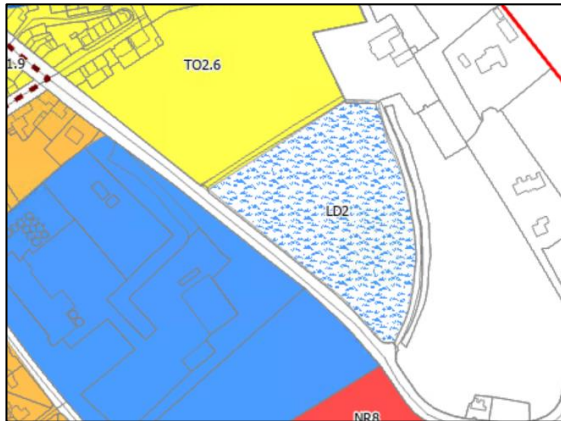


Proposed as part of Material Amendments

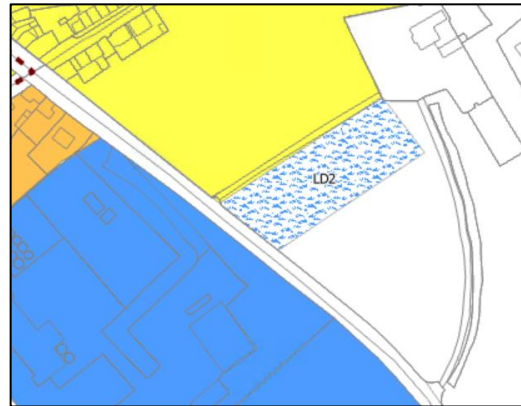


- Reduce quantum of zoned Low-Density Residential lands (LD2) – Tinnahinch (KKC148-18 & CLW-C4-14)

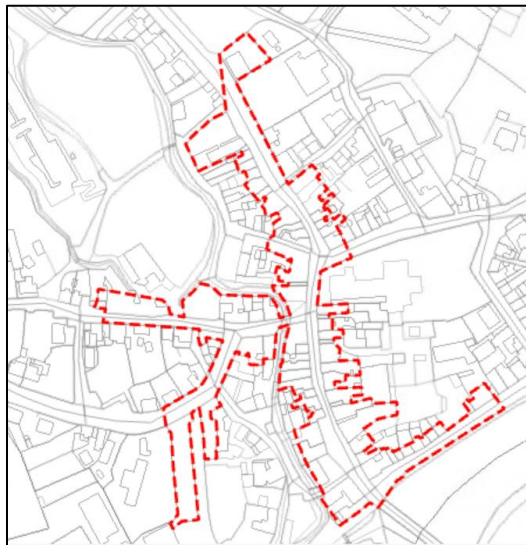
LD2 as presented in the Draft Plan



Material Amendments to LD2 Low Density Residential lands



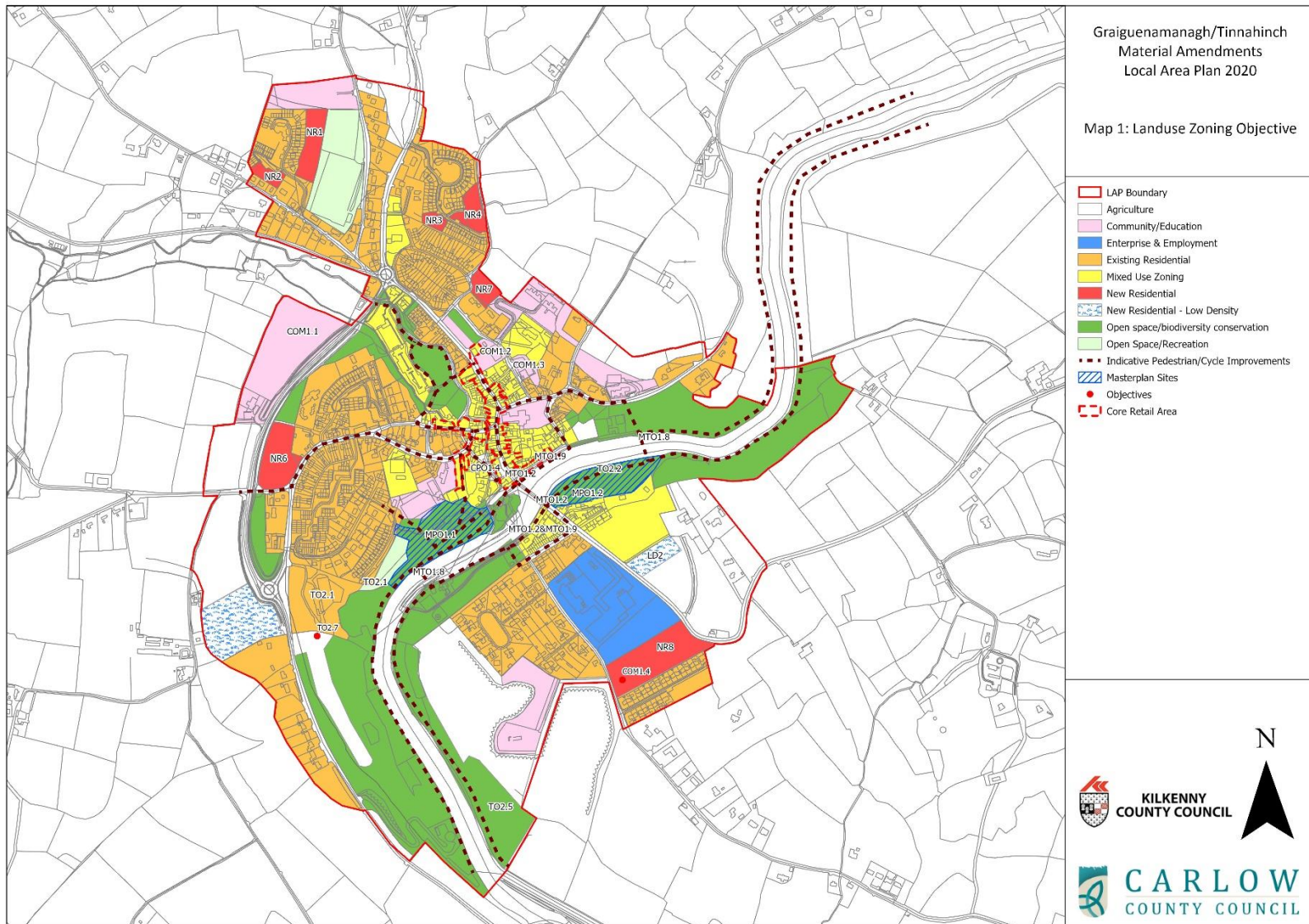
- Insert Core Retail Area (KKC148-18 & CLW-C4-14)



- Insert Objective TO2.7 on lands adjacent to Brandondale House
  - *TO2.7 To facilitate the expansion of additional overnight tourism accommodation in association with the expansion of facilities at Brandondale house on the lands to the South West of Brandondale house subject to development management criteria. (KKC148-13)*
- Insert Objective COM1.4 on New Residential lands (NR8)
  - *COM1.4: A Social Infrastructure Assessment (SIA) shall be prepared for the development of this site to ensure that new community facilities where deficit exists are provided on a phased basis in this new residential community in tandem with the provision of housing. The SIA shall include quantitative and spatial assessment of the existing infrastructure provision, and recommendations for future services based on demographic and area-based analysis in relation to services such as; education,*

*childcare; other community services; open space; sports and other amenities.* (KKC148-18 & CLW-C4-14)

Proposed Material Alterations to the Graiguenamanagh-Tinnahinch Draft Joint LAP 2021



Map 1: Landuse Zoning Map

## Text Changes

### 1. Introduction

#### 1.6 Planning Policy

National Biodiversity Plan 2011-2016

*Ireland's National Biodiversity Plan 2017-2021* (KKC148-17 & CLW-C4-15)

### 2. Graiguenamanagh-Tinnahinch in Context

#### 2.2.1 Graiguenamanagh

'The area itself has remains of settlements dating from thousands of years earlier.'

*'The town has a rich heritage and may yet have unidentified sites/features of archaeological activity associated with the settlement of the Graiguenamanagh-Tinnahinch area.'* (KKC148-17 & CLW-C4-15)

### 3. The Vision for Graiguenamanagh-Tinnahinch

#### 3.3 Strategic Objectives

To support the creation and enhancement of a network of pedestrian walkways, footbridges and open spaces connecting the River Barrow and other recreational and tourist attractions within the settlement *while ensuring the protection and preservation of the natural and built heritage of the area.* (CLW-C4-C11)

### 4. Core Strategy & Zoning Graiguenamanagh-Tinnahinch

#### 4.2.1 Graiguenamanagh

The population targets for County Kilkenny are set by the National Planning Framework (NPF), and the Implementation Roadmap for the National Planning Framework (July 2018) *and Section 28 Guidelines 'Housing Supply Target Methodology for Development Planning'*. The transitional Regional and County Population Projections for County Kilkenny are set out in Table 4.3 below up until 2027. Graiguenamanagh will account for 1.5% of County Kilkenny's population to 2027 which will result in a population of ~~1,666~~ *1,581* to 2027 in Graiguenamanagh. (KKC148-18 & CLW-C4-14)

Population	1996	2002	2006	2011	2016	2027
Graiguenamanagh	1,113	1,166	1,097	1,476	1,389	<del>1,666</del> <i>1,581</i>
Kilkenny County	75,336	80,399	87,558	95,419	99,232	110,000

#### 4.2.2 Tinnahinch

The population targets for County Carlow are set by the National Planning Framework (NPF) and the Implementation Roadmap for the National Planning Framework (July 2018) *and Section 28 Guidelines 'Housing Supply Target Methodology for Development Planning'*. The transitional Regional and County Population Projections for County Carlow are set out in Table 4.4 below up until 2027. In line with the existing Core Strategy Tinnahinch will account for 0.80% of the population growth of County Carlow with a projected population of ~~355~~ *376* by 2027. (KKC148-18 & CLW-C4-14)

Population	1996	2002	2006	2011	2016	2027
Tinnahinch	261	269	326	315	306	<del>355</del> 376
Carlow County	41,616	46,014	50,349	54,612	56,932	63,000

#### 4.3.1 Housing Requirement Graiguenamanagh

The population of Graiguenamanagh for this plan period will account for 1.5% of the total population for Kilkenny County, such growth equates to an additional population of ~~277~~ 192 persons over the Plan period. *Having regard to the Section 28 Guidelines: Housing Supply Target Methodology for Development Planning and Appendix 1 of the accompanying Circular and applying the adjustment methodology to facilitate convergence with the NPF scenario 4,725 total households are to be accommodated over the period 2021-2027 (788 annual average households). Having regard to the requirement to comply with the existing core strategy while having due regard to the Section 28 Guidelines, At an average occupancy rate of 2.7 persons per household, the housing requirement for this plan is therefore to provide for ca. ~~103~~ 71 additional housing units over the lifetime of the plan<sup>1</sup> to accommodate the projected population growth. (KKC148-18 & CLW-C4-14)*

Location (Refer to Map 1)	Quantum of land for Housing (ha)	Estimated Residential Capacity	Density
NR1	0.77	17	Min 20/ha
NR2	0.23	6	Min 20/ha
NR3	0.18	5	Min 20/ha
NR4	0.50	11	Min 20/ha
NR5*	<del>1.71</del>	34	20/ha
NR6	1.09	23	Min 20/ha
NR7	<del>2.4</del> 0.36	48 9	Min 20/ha
LD1**	2	20	10/ha
<b>Total</b>	<del>8.88</del> 3.13	<del>158</del> Units 71 Units	

#### 4.3.2 Housing Requirement Tinnahinch

The population of Tinnahinch for this plan period will account for 0.8% of the total population growth for Carlow County to 2027. ~~This equates to an additional population of 49 persons over the Plan period.~~ *Having regard to the Section 28 Guidelines: Housing Supply Target Methodology for Development Planning and Appendix 1 of the accompanying Circular and applying the adjustment methodology to facilitate convergence with the NPF scenario 3,198 total households are to be accommodated over the period 2021-2027 (533 annual average households). Having regard to the requirement to comply with the existing core strategy while having due regard to the Section 28 Guidelines, this plan will therefore to provide for ca. ~~18~~ 26 additional housing units over the lifetime of the plan to accommodate the projected population growth of an additional 70 persons over the Plan period. (KKC148-18 & CLW-C4-14)*

#### 4.3.3 Provision of Part V

~~Units contributing towards meeting the social housing for such persons already living in Graiguenamanagh will therefore not be included as part of the proposed ca. 103 71 units but will be added to same. Therefore, this LAP will provide for a total housing unit requirement of ca. 137 105 units on zoned residential land. (See Table 4.5) in Graiguenamanagh. (KKC148-18 & CLW-C4-14)~~

<sup>1</sup> Applying an average occupancy of 2.7 persons which is average for Graiguenamanagh



#### 4.3.4 New Homes Small Towns and Villages

Units contributing towards meeting the social housing for such persons already living in Tinnahinch will therefore not be included as part of the proposed ca. 18 units 26 units but will be added to same. This LAP provides for a minimum requirement of 25 21 residential units on zoned residential land (See Table 4.6 below NR8) with an additional low density residential zoning (LD2) provided to accommodate low density residential/serviced sites in Tinnahinch in compliance with NPO 18(b). (KKC148-18 & CLW-C4-14)

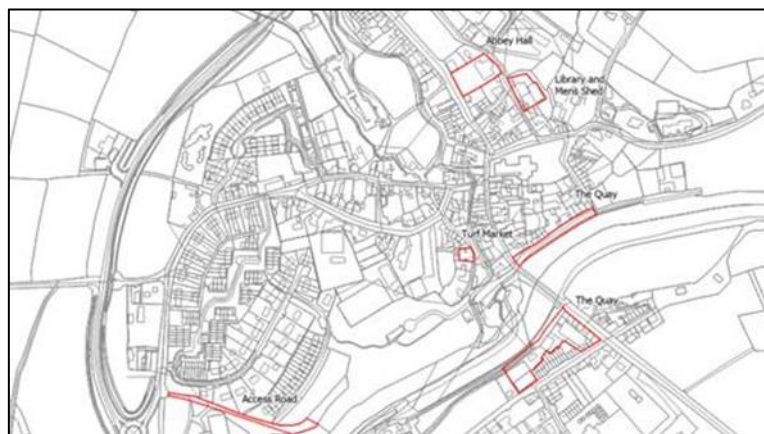
Table 4.6: Housing Requirement Tinnahinch				
Location (Refer to Map 1)	Quantum of land for Housing (ha)	Estimated Capacity	Residential	Density
LD2**	<del>1.52</del> 0.5	<del>15</del> 5		10/ha
NR8*	1.93	<del>25</del> 21 (other community facilities maybe considered on this site)		13/ha <sup>2</sup>
	<del>3.45</del> 2.43	<del>40 Units</del> 26 Units		

Table 4.7: Combined Housing Requirement for Graiguenamanagh and Tinnahinch				
Location (Refer to Map 1)	Quantum of land for Housing (ha)	Estimated Capacity	Residential	Density
New Residential	<del>6.88</del> 3.13	<del>138</del> 71		Min 20/ha
Low Density Residential	<del>3.52</del> ** 0.5	<del>35</del> 5		10/ha
New Residential	1.93	<del>25</del> 21		Min 13/ha <sup>3</sup>
Total	<del>12.33</del> 5.56	<del>198 Units</del> 97 Units		

## 5. Economic Development and Employment

### 5.4.1 Regeneration Opportunities

The regeneration and refurbishment of the following buildings and sites within the settlement would greatly enhance the appearance and vitality of the settlement. (Refer to Map 1). (Refer to Figure 5.1 below). (KKC148-18 & CLW-C4-14)



1. Abbey Hall
2. Refurbishment of the Town Library and development of a Men's Shed
3. Development of a Car Park and Public Toilets at Turf Market
4. Development of an access road and car park for Outdoor Activity Centre

<sup>2</sup> Density provision has due regard to the pattern of residential density in the vicinity of the site and the Guidelines for Planning Authorities on Residential Development in Urban Areas 2009.

<sup>3</sup> Other community facilities will be considered on this site which will be subject to a Social Infrastructure Assessment.

5. The public realm associated with the Quay in both Graiguenamanagh and Tinnahinch.
6. *Conversion of stone buildings/sheds located on the back lanes of Graiguenamanagh*

TCO1.1: To support the delivery of projects for town centre regeneration which comply with the provisions of the relevant CDP and this Joint LAP submitted as funding applications to the Rural Regeneration and Development Fund.

- a) *The preparation of an architectural design/brief is required for the following sites to ensure the character of the area is maintained and that any potential flood defence proposals are appropriate to its location*
  - *The Quays Graiguenamanagh and Tinnahinch*
  - *The stone buildings/sheds located on the back lanes of Graiguenamanagh (KKC148-18 & CLW-C4-14)*

## 5.6 Retail

Require a sequential approach to the provision of new retail facilities i.e. new retail facilities will be required to locate on lands zoned for mixed uses *and within the retail core area as identified on Map 1* through the redevelopment and/or reuse of existing vacant premises where appropriate. (KKC148-18 & CLW-C4-14)

### 5.9.4 Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study

TO2.1: To support the implementation of the Graiguenamanagh-Tinnahinch Tourism and Recreational Project Concept Study, and the development of tourism infrastructure (in particular at The Hub), overnight accommodation (in particular Brandondale House), attractions and facilities at appropriate locations subject to the appropriate protection of architectural heritage and natural amenities *and appropriate statutory processes required by the European Habitats Directive*. (KKC148-17 & CLW-C4-15)

TO2.2: To support the implementation of the Graiguenamanagh-Tinnahinch Tourism and Recreational Project Concept Study, and the development of outdoor leisure activities and a River Park and associated uses on lands that are designated as open space, subject to the protection of landscape character and natural heritage *and appropriate statutory processes required by the European Habitats Directive* (KKC148-17 & CLW-C4-15)

TO2.6: To encourage and facilitate the delivery of a mix of appropriate uses including tourism, *commercial, retailing* and leisure, *community* related developments on lands zoned 'Mixed Use' within Tinnahinch. (KKC148-18 & CLW-C4-14)

*TO2.7: To facilitate the expansion of additional overnight tourism accommodation in association with the expansion of facilities at Brandondale house on the lands to the South West of Brandondale house subject to development management criteria.* (KKC148-13)

## **6. Community & Housing**

### 6.1.3 Additional Social Infrastructure

*COM1.4: A Social Infrastructure Assessment (SIA) shall be prepared for the development of this site to ensure that new community facilities where deficit exists are provided on a phased basis in this new residential community in tandem with the provision of housing. The SIA shall include quantitative and spatial assessment of the existing infrastructure provision, and recommendations for future services based on demographic and area-based analysis in relation to services such as; education, childcare; other community services; open space; sports and other amenities.* (CLW-C4-8)

## 7. Green Infrastructure & Recreation

### 7.1 Green Infrastructure

To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the settlement by increasing, where appropriate, tree canopy coverage *and tree planting* using locally native species by incorporating them within design proposals and supporting their integration into the existing Green Infrastructure network. (KKC148-17 & CLW-C4-15)

#### 7.2.1 Sports Grounds

Formal sports amenity areas are located at the Graiguenamanagh GAA Grounds *and Highview Athletic FC are located* to the north west of the settlement providing significant facilities to the residents of the settlement; ~~however, access to same can be limited.~~ (KKC148-10)

## 8. Built and Natural Heritage

### 8.3.2 Zone of Archaeological Potential

To protect and preserve all *Archaeological objects within the meaning of the National Monuments Acts* ~~items of archaeological interest~~ from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these historic sites. (KKC148-17 & CLW-C4-15)

### 8.4 Natural Heritage and Biodiversity

Merge section 8.4 and 10.6 (KKC148-17 & CLW-C4-15)

In addition to designated sites there are a variety of habitats and features, which are important in contributing to the biodiversity, landscape value and sense of place of the settlement. Such features include hedgerows, ditches and banks, stone walls, woodlands, rivers, streams and associated riparian zones and it is important that these areas are conserved and managed well. In addition to designated conservation sites, Kilkenny and Carlow County Council will seek to protect and enhance important landscape features including rivers, streams and associated wetlands, trees, woodlands and scrub, hedgerows and other boundary types such a stone wall and ditches.

Woodlands and individual trees also make an important contribution to the landscape setting, amenity and natural heritage of Graiguenamanagh and Tinnahinch. The Council also recognise the importance of hedgerows in terms of both ecological and visual amenity and there will be a presumption against their removal during developments. Where removal is unavoidable, suitable compensatory measures will be required.

#### **NH1 Natural Heritage**

It is the policy of Kilkenny and Carlow County Councils to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure development with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment.

#### **Objectives**

##### **It is an objective of the Plan:**

**NHO1.1:** To identify, protect, conserve and enhance wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form

part of a network of habitats and corridors, which allow wildlife to exist and flourish and contribute to compliance with Article 10 of the Habitats Directive.

**NHO 1.2:** Support the protection of biodiversity and ecological connectivity within the plan area including woodlands, trees, hedgerows, roadside verge vegetation, rivers, streams, natural springs, wetlands, stonewalls, fens, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network. Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:

a) Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and stepping stones.

b) Protect and enhance the water quality and ecology of the River Barrow, in the plan area and their function as ecological corridors, by maintaining the existing banks and channel.

c) Maintain and enhance biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the area and of Irish provenance in public and private areas and in new developments.

d) Seek to prevent inappropriate development along the banks of the river which would negatively impact on the ecological quality and biodiversity of the waters and ecological corridor.

e) Seek to prevent the introduction of imported ash trees/plants or other such species into the plan area in line with the Plant Health Directive and any updated legislation.

f) In order to protect light sensitive species such as crayfish, lighting fixtures should provide only the amount of light necessary for personal safety and should be designed so as to avoid creating glare or emitting light above a horizontal plane.

**NHO1.3:** To ensure the protection of water quality due to the implementation of this Draft Joint LAP.

**NHO1.4:** To limit the removal of vegetation and/or alteration of bank characteristics by reserving land along the river bank for ecological corridors and maintain them free from inappropriate development and discourage culverting or realignment. The Planning Authorities shall consult with Inland Fisheries Ireland and other statutory bodies as required by the planning regulations in respect of this and shall have regard to their comments in the making of any planning decision.

## 10. Infrastructure & Environment

### 10.2 Wastewater

*INFO 1.3 Where a private water supply is proposed for development the Council will require the cumulative impacts of a private water supply on the hydrological regime of the River Barrow SAC to be addressed as part of any project assessment.* (KKC148-17 & CLW-C4-15)

### 10.3 Surface Water & Ground Water

~~The status of the River Barrow in Graiguenamanagh is "good."~~

*The status of the River Barrow in Graiguenamanagh is "moderate".* (KKC148-17 & CLW-C4-15)

#### 10.4.1 Graiguenamanagh-Tinnahinch Flood Relief Scheme

**INFO3.4:** To require the preparation of Drainage Impact Assessments, in line with the SFRA for this Draft Joint LAP, for all development proposals within the plan area *and to consider sustainable drainage and natural water retention measures. 'To identify any measures, such as natural water retention measures, that can have benefits for Water Framework Directive, flood risk management and biodiversity objectives'* (KKC148-17 & CLW-C4-15)

### 10.5 Energy and Communications

*INFO 4.3: It is an objective of the Council that future development proposals/initiatives within Graiguenamanagh-Tinnahinch will seek to comply with Climate Action Policies and Objectives in the*

*Kilkenny and Carlow Development Plans, to facilitate the transition to a low carbon and climate resilient society through the encouragement and integration of appropriate mitigation and adaptation considerations and measures into all development.* (KKC148-18 & CLW-C4-14)

#### 10.6 Natural Heritage

**NHO 1.2:** Support the protection of biodiversity and ecological connectivity within the plan area including woodlands, trees, hedgerows, roadside verge vegetation, rivers, streams, natural springs, wetlands, stonewalls, fens, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network. Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:

c) ~~Maintain and enhance~~ *Conserve and restore* biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the area and of Irish provenance in public and private areas and in new developments.

*NHO1.5: To work with Inland Fisheries Ireland and the OPW to, subject to appropriately considering implications for flood risk and complying with the Habitats Directive, remove barriers to fish movement as part of any instream development works in the Duiske River.* (KKC148-17 & CLW-C4-15)

*NHO1.6: 'It is an objective to consider guidance by Inland Fisheries Ireland on planning for watercourses in the urban environment, particularly in relation to riparian buffer zones.'* (KKC148-17 & CLW-C4-15)

#### 10.7 Scenic Views

*10.6 Scenic Views* (KKC148-17 & CLW-C4-15)

### **11. Urban Design**

#### 11.3.1 Masterplan Lands

A masterplanning approach should be undertaken by the project proponent and the output submitted to the local Planning Authority as part of a planning application (and/or through formal Section 247 Preplanning Meetings) as a means of demonstrating that key urban design and good place making principles have been fully considered in the proposed design. The Masterplan should show:

- How proposed areas and spaces relate to the development area, the wider environment and how these areas could be better connected
- *How the proposed development has regard to adjoining properties and the need to protect the amenities of existing established properties including the existing landowners*
- Suggested relationships between buildings, public spaces and wider environment; and

An understanding of how new uses are integrated into the surrounding urban context and natural environment. (CLW-C4-7 & CLW-C4-10)

**MPO1.2:** To require the preparation of a masterplan for the lands identified 'Masterplan 2' along the River Barrow, Tinnahinch *in co-operation with all stakeholders* and to actively secure the implementation of these plans and the achievement of specific objectives. (CLW-C4-10)

## **Appendix A: Land Use Zoning Objectives (KKC148-9 & CLW-C4-6)**

### **Community/Education**

*Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.*

### **Agriculture**

*Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.*

### **New Residential**

*Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.*

### **Open Space**

*Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.*

## **Appendix B: Record of Protected Structures (KKC148-17 & CLW-C4-15)**

www.archaeology.ie and the historic wreck records at [https://www.archaeology.ie /underwater-archaeology/wreck-viewer](https://www.archaeology.ie/underwater-archaeology/wreck-viewer)

## **Appendix E: Infrastructure Assessment (KKC148-17 & CLW-C4-15)**

Insert Appendix E Infrastructural Assessment

*Proposed Material Alterations to the Graiguenamanagh-Tinnahinch Draft Joint LAP 2021*