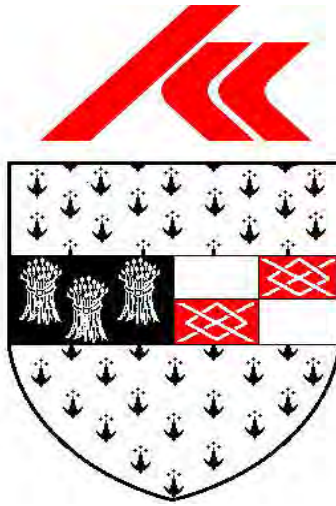


**KILKENNY COUNTY COUNCIL**  
**Comhairle Chontae Chill Chainnigh**



**Part 8 Explanatory Booklet**  
**Fair Green Regeneration Project**  
**January 2017**

## **PROJECT DESCRIPTION AND PRINCIPLE FEATURES**

### **1.0 Brief description of the proposed works**

The proposal put forward provides for the following:-

- Upgrading of the existing amenities within the green area in Fair Green; Callan, including an extension of the existing playground;
- Repair and replacement of existing playground equipment;
- Provision of an Age Active Area & Passive Recreation Area;
- The implementation of traffic management measures including the introduction of a one-way system, formalised parking areas, slow zone area signage and roundtop table speed ramps;
- Provision of new street lighting;
- Provision of footpaths / walking track;
- Resurfacing of existing roads and parking areas;
- The reopening of the access out onto Lower Green Lane;
- Upgrading of the existing entrance at Lower Green Lane;
- Creation of a new exit point from the GAA grounds;
- Surface water drainage improvements;
- Hard and soft landscaping.

### **2.0 Background and reasons for the Scheme**

Kilkenny County Council, as the Project Promoter, proposes to undertake regeneration works in the Fair Green Callan, Co. Kilkenny to improve the park and enhance the public amenities in the area.

The Plan subject to this Part 8 proposal proposes an upgrade of the amenity area in the vicinity of the existing playground. Currently the playground is very well used but has now reached an age where it needs upgrading and requires further features to be added to enhance its usability as a multi-generational space. In conjunction with the above, traffic management measures are proposed which include the introduction of regularised parking and a one-way system over certain sections of the existing internal road network. These measures will eliminate the current practice of haphazard parking and provide for a more controlled and safer traffic regime. Measures are also included to prevent vehicles mounting and driving on the existing grass areas. The proposal in its totality will provided for an inviting and attractive amenity area with regularised and safe access.

As part of the improvement of the amenity area it is proposed to extend the existing playground to provide an extra dimension to the current range of play facilities. In addition, certain pieces of equipment will require replacement due its age and condition and to the age profile of people that the playground currently serves. The existing outdoor gym equipment will

be relocated to a better location closer to the proposed age active area which will also comprise seating and decorative planting. The passive recreation area will focus on a more intimate, passive space in which to linger with a concentration on decorative herbaceous planting, utilising where maintenance requirements allow, herbaceous perennials and pollinator friendly species.

The existing large hedge which crosses the green area will be removed as same has created a secluded area which from time to time is subject to anti-social behaviour. To compensate for the hedge removal smaller spaces will be created using low level hedging and shrub planting. These areas will be easy to overlook promoting passive surveillance, thereby, rendering same less likely to be the scene of anti-social behaviour in the future.

To the west of the green area a paved area will be provided to enhance circulation and provide a base for the existing teen shelter and seating area which overlooks the play facilities, in particular the existing Multi Use Games Area (M.U.G.A).

To the north of the Fair Green, immediately behind the houses on Lower Green Lane, the internal road will be designated local access only. This will limit through traffic using the road whilst allowing residents of Lower Green Lane access to the rear of their properties. A buffer of planting is proposed between this internal local road access and the rear of the properties to enhance resident's privacy. This will be carried out in consultation with residents to ascertain their individual needs. Tree planting, is also proposed in the form of specimen street trees which will be provided to enhance the Green and add definition to the space.

The parking layout is designed to provide 72no. delineated car parking spaces, including 2 no. designated disabled bays at the side of the Community Hall. The traffic flow in general will operate under a one-way system and the entrance with Lower Green Lane at the north eastern end of the Green will be reopened.

In conjunction with the above, it is proposed to provide a walking track around the perimeter of the soccer grounds which will link into the wider amenity area.

The substantially improved visual amenity offered by this scheme will make the area a more attractive place to visit and live, which will in turn support the local business and commercial enterprises and promote a sense of place and pride in the local rural community.

### **3.0 Design Criteria**

The playground will be designed in accordance EN 11 76 and EN11 77 and the outdoor adult gym to EN 16630

The roads / traffic element of the scheme shall be designed in accordance with the NRA Design Manual for Roads and Bridges and the DTTaS Design Manual for Urban Roads and Streets.

#### **4.0 Funding**

Funding for the scheme will be sought from the DTTaS under the Non National Road Restoration Improvement and Restoration Maintenance Programme, the Discretionary Improvement Grant Scheme and the Sports Capital Funding Programme along with the Council's own funds.

#### **5.0 Submissions**

Representations and observations with respect to the proposed development may be made in writing to:

**Mr. Tim Butler  
Director of Services  
Kilkenny County Council  
County Buildings  
John Street  
Kilkenny**

The latest date for receipt of submissions on the above scheme is **20<sup>th</sup> March 2017**.

# NOTICE OF PROPOSED DEVELOPMENT BY A LOCAL AUTHORITY

## Comhairle Chontae Chill Chainnigh Kilkenny County Council



### Proposed development by a Local Authority Section 179 of the Planning and Development Act 2000-2010 Part 8 of the Planning and Development Regulations 2001-2011

#### Fair Green Regeneration Project

In accordance with Part 8, Article 81 of the above Regulations, Kilkenny County Council hereby gives notice of proposals pertaining to the following development:

The provision of enhancements to the Fair Green Callan including the following:

- Upgrading of the existing amenities within the green area including an extension of the existing playground;
- Repair and replacement of existing playground equipment;
- Provision of Age Active Area & Passive Recreation Area;
- The implementation of traffic management measures including the introduction of a one-way system, formalised parking areas, slow zone area signage and roundtop table speed ramps;
- Provision of new street lighting;
- Provision of footpaths / walking track;
- Resurfacing of existing roads and parking areas;
- The reopening of the access out onto Lower Green Lane;
- Upgrading of the existing entrance at Lower Green Lane;
- Creation of new exit point from the GAA grounds;
- New surface water drainage;
- Hard and soft landscaping.

Plans and particulars of the proposed development will be available for inspection from **20<sup>th</sup> January 2017** to **3rd March 2017** inclusive, at the following Kilkenny County Council offices:

Kilkenny County Council,  
County Buildings,  
John Street, Kilkenny City.

From 9am to 1pm & 2pm to 5pm  
Monday to Friday (Except Public Holidays)

Kilkenny County Council,  
Callan Area Office,  
Co. Kilkenny.

From 9am to 1pm & 2pm to 5pm  
Monday to Friday (Except Public Holidays) Prologue, Callan

Submissions or observations with respect to the proposed development dealing with the proper planning and development of the area in which the development will be carried out may be made in writing to the undersigned. The latest date for receipt of comments on the above scheme is **20<sup>th</sup> March 2017**. Submissions should be clearly marked Fair Green Regeneration Project.

**Mr. Tim Butler,**  
**Director of Services,**  
**Kilkenny County Council,**  
**County Buildings,**  
**John Street,**  
**Kilkenny.**

**Fair Green Regeneration Project**

**January 2017**

**Habitats Directive  
Project Screening Assessment**

# Habitats Directive Project Screening Assessment

## Table 1: Project Details

Development Consent Type	PART 8
Development Location	FAIR GREEN, CHILLAN.
Planning File Ref	PART VIII - 08/16
Description of the project	FAIR GREEN REGENERATION SCHEME

Table 2: Identification of Natura 2000 sites (SACs and SPAs) which may be impacted by the proposed development

Please answer the following five questions in order to determine whether there are any Natura 2000 sites which could potentially be impacted by the proposed development. If the answer to all of these questions is no, significant impacts can be ruled out for habitats and bird species. No further assessment is required. Please refer to tables 3 and 4 where the answer to any of these questions is yes.

		Y/N
<b>1</b>	<b>ONE- OFF HOUSE /SMALL EXTENSION/ ALTERATION TO EXISTING BUILDING</b>	
1a	<p>Is the development a one- off house/small extension/alteration to existing building within an SAC/SPA or within 100m of an SAC/SPA and likely to discharge pollutants or nutrients of a significant nature and amount to surface water within catchments of and SAC/ SPA as part of its construction or operational phase (including the installation of waste water treatment systems percolation areas septic tanks within SAC/SPA or very close proximity)?</p> <p>If the answer to the above question is:                      - no, then no appropriate assessment required                      - yes, then an appropriate assessment is required                      - not sure, then an appropriate assessment is required in accordance with the precautionary principle</p>	N
<b>2</b>	<b>DEVELOPMENTS OTHER THAN THOSE DESCRIBED IN 1 ABOVE</b>	
2a	<p><b>Impacts On Freshwater Habitats</b>                      Is the development within a Special Area of Conservation whose qualifying interests include freshwater habitats, or in the catchment of same and does the development propose to discharge water to or abstract water from the habitat?</p> <p>Sites to consider: Lower River Suir, River Barrow, River Nore</p> <p>Habitats to consider:                      Alluvial Wet Woodland (Lower River Suir), Dry Heath (some steep slopes along River Barrow and its tributaries) Rivers, Streams, Lakes and Lagoons, Old Oak Woodland, floating river vegetation,</p> <p>Species to consider:                      River Lamprey, Brook Lamprey, Freshwater Pearls Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twait Shad, Atlantic Salmon, Otter, Vertigo Moulinsiana</p>	N
2b	<p><b>Impacts On Wetland Habitats</b>                      Is the development within a Special Area of Conservation whose qualifying interests include wetland habitats, or likely to discharge water to or abstract water from the wetland?</p> <p>Sites to consider: Hugginstown Fen, Galmoy Fen, The Loughans, Flood Plain wetlands</p> <p>Habitats to consider:                      Bogs, Alkaline Fens (Hugginstown and Galmoy), Turloughs (The Loughans)</p>	N
2c	<b>Impacts on Intertidal and Marine Habitats</b>	

		Y/N
	<p><i>Is the development located within a Special Area of Conservation whose qualifying interests include intertidal and marine habitats and species, or within the catchment of same and likely to discharge water to or abstract water from the habitats.</i></p> <p><b>Sites to consider:</b> Lower River Suir</p> <p><b>Habitats to consider:</b> Atlantic Salt meadows, Mudflats, sandflats, saltmarsh, estuary</p> <p><b>Species to consider:</b> Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Crayfish, Twate Shad, Atlantic Salmon, Otter</p>	N
2d	<p><b>Impacts On Woodlands And Grasslands</b></p> <p><i>Is the development within a Special Area of Conservation whose qualifying habitats include terrestrial habitats, or in close proximity to same with a likely ecological impact?</i></p> <p><b>Sites to consider:</b> Spa hill and Clomantagh Hill, Cullahil Mountain, River Barrow, River Nore, Lower River Suir</p> <p><b>Habitats to consider:</b> Alluvial Wet Woodlands (River Nore below Inistioge and River Suir at Fiddown Island and Carrick on Suir), Eutropic tall herb vegetation (River Suir at Fiddown Island and Carrick on Suir), and grasslands (Spa hill and Clomantagh Hill, Cullahil Mountain)</p> <p>Oak Woodlands in old estates next to the Nore and Barrow</p> <p><b>Species to consider:</b> Greenwinged Frog and Bee Orchids (Cullahil and Clomantagh Hill), Nettle Leaved Bellflower and Autumn Crocus</p>	N
2e	<p><b>Impacts On Birds</b></p> <p><i>Is the development within a Special Protection Area, or likely to discharge water to same or likely to have another significant impact on the habitats of Birds in same?</i></p> <p><b>Sites to consider:</b> River Nore</p> <p><b>Species to consider:</b> River Nore: Kingfisher (Alcedo Atthis) – Nesting in river banks</p>	N

**Table 3: Determination of possible impacts on Natura 2000 sites.**

Where it has been identified in table 2 that there is a Natura 2000 site within the potential impact zone of the proposed development, it is necessary to try to determine the nature of the possible impacts. Please answer the following questions as appropriate.

1.	<p><b>Impacts on designated freshwater habitats (rivers, lakes streams and lagoons).</b></p> <p><i>Please answer the following if the answer to question 2a in table 2 was yes.</i></p> <p><i>Does the development involve any of the following:</i></p>	N/A
1.1	Impacts on watercourses (tributaries, streams, drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
1.2	Abstraction from surfacewater or groundwater within 1km of SAC/SPA.	
1.3	Removal of topsoil within 100 m of watercourses with potential for surface water runoff.	
1.4	Infilling or raising of ground levels within 100m of watercourses with potential for surface water runoff.	
1.5	Construction of drainage ditches within 1km of SAC/SPA.	
1.6	Construction within a floodplain or within an area liable to flood.	
1.7	Crossing or culverting of rivers or streams within 1km of SAC/SPA.	



1.8	Storage of chemicals hydrocarbons or organic wastes within 100 m of a watercourse	
9	Development of a large scale which involves the production of an EIS	
1.10	Development of quarries, particularly where abstraction is below water table	
1.11	Development of windfarms within 1km of an SAC or with the risk of runoff to an SAC/SPA, particularly during construction.	
1.12	Development of pumped hydro electric stations	
2	Impacts on designated wetland habitats (bog, heath, marsh, fen).  <i>Please answer the following if the answer to question 2b in table 2 was yes.</i>  <i>Does the development involve any of the following</i>	N/A
2.1	Impacts on watercourses (tributaries streams drains) which are remote from the SAC/SPA but may still impact on the SAC SPA by reason of the nature or quantity of the discharge.	
2.2	Construction of roads or other infrastructure on peat habitats within 1km of a Natura 2000 site of which qualifying interests include peat fen or marsh (Only Peat habitat at Bruckana - consider Galmoy fen - impact unlikely)	
2.3	Development of a large scale within 1km within a Natura 2000 site, whose qualifying features include fen or marsh, which involves the production of an EIS	
3	Impacts on designated intertidal and marine habitats (mudflats, sandflats, estuaries, reefs and sea cliffs).  <i>Please answer the following if the answer to question 2c in table 2 was yes.</i>  <i>Does the development involve any of the following</i>	N/A
3.1	Impacts on intertidal and marine habitats from potential development which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
3.2	Development of piers, slipways, marinas, pontoons or any other infrastructure within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats.	
3.3	Dredging within 5km of a Natura 2000 site whose qualifying features include intertidal or marine habitats	
3.4	Impacts on watercourses (tributaries streams drains) which are remote from the SAC/SPA but may still impact on the SAC/SPA by reason of the nature or quantity of the discharge	
3.5	Removal of topsoil or infilling within 100m of Natura 2000 sites whose qualifying features include intertidal or marine habitats where potential for surface water runoff exists.	
3.6	Development of a large scale within 1km of Natura 2000 sites whose qualifying features include intertidal or marine habitats, which involves the production of an EIS	
4	Impacts on other designated woodlands and grasslands (woodland, upland grassland, lowland grassland, coastal grassland including dunes).  <i>Please answer the following if the answer to question 2d in table 2 was yes.</i>  <i>Does the development involve any of the following</i>	
4.1	Works within the boundary of a Special Area of Conservation whose qualifying interests include woodland or grassland habitat types	
4.2	Development within 200m of Natura 2000 site with woodland or grassland habitats	

4.3	Development of a large scale within 1km of Natura 2000 site with woodland, grassland or coastal habitats which involves the production of an EIS	
5	<p><b>Impacts on birds in SPAs</b></p> <p>Please answer the following if the answer to question 2e in table 2 was yes.</p> <p>Does the development involve any of the following:</p>	N/A
5.2	Erection of wind turbines within 1km of an SPA.	
5.3	All construction works within 100m of SPA (River Nore), including the development of cycle ways or walking routes	
5.4	Infilling of coastal habitats within 500m of intertidal SPA.	
5.5	Works within 1km of coastal SPA which will result in discharges to rivers or streams that are directly connected to designated sites	
5.6		

**Conclusion:** If the answer to question 1 and 2a-e are no or n/a, significant impacts on habitats within Natura 2000 sites and on SPAs can be ruled out. No further assessment is required in relation to habitats or birds. If the answer to any question in table 2 is yes, you may require further information, unless you are satisfied that the project proponents have incorporated adequate mitigation into their design to avoid impacts on the Natura 2000 site (eg water pollution protection measures). Such information should be provided in the form of a Natura Impact Statement which should address the particular issues of concern as identified through the above.

**Table 4: Consideration of potential impacts on protected species**

Many of our Special Areas of Conservation are designated for species as well as for habitats. These are listed below, alongside the sites for which they are designated. Included is a short list of the types of activities which could have an impact on these species. Please tick if you are concerned that the proposed development could have an impact on these species.

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Otter	River Nore River Barrow Lower River Suir  Note: Otters are a strictly protected species. All breeding sites and resting places are protected regardless of whether or not they are within or external to Special Areas of Conservation	Activities that interfere with river banks.	N
Atlantic Salmon	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed	N
River Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed	N
Brook Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed	N
Sea Lamprey	River Barrow River Nore Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas	N

Species	Relevant Sites	Activities which could have impacts on species	Possible Impacts Identified? Y/N
Twite Shad	Lower River Suir	Activities that interfere with water quality or the river bed – estuarine areas;	N
Crayfish	Lower River Suir	Activities that interfere with water quality or the river bed;	N
Freshwater Pearl Mussel	River Barrow River Nore Lower River Suir	Activities that interfere with water quality, levels or the river bed ;	N
Nore Freshwater Pearl Mussel	River Nore	Activities that interfere with water quality, levels or the river bed ;	N

**Conclusion:** If the answer to all of the above is no, significant impacts on species can be ruled out. If the answer to any of the above is yes, then further information is likely to be required in relation to potential for impact on that particular species. Where potential impacts are identified on Otters or on Bats outside designated sites, then further information should be sought in the form of a species specific survey. In these cases, appropriate assessment is not required.

Habitats Directive Screening Conclusion Statement

Development Type	PART 8
Development Location	Fairgreen, Callan
Natura 2000 sites within impact zone	None
Planning File Ref	PART 8:- 08/16
Description of the project	Fairgreen Regeneration Scheme
Describe how the project or plan (alone or in combination) could affect Natura 2000 site(s)	
None anticipated	
If there are potential impacts, explain whether you consider if these are likely to be significant.	
None anticipated	
<p>Conclusion of assessment</p> <p>Having regard to the precautionary principle it is considered that:</p> <p><input checked="" type="checkbox"/> Significant impacts can be ruled out or AA not required (if project is directly connected or necessary to Management of Natura 2000 site (determined in consultation with NPWS)).</p> <p>or</p> <p><input type="checkbox"/> Significant impacts are certain, likely or uncertain (cannot be ruled out), Natura Impact Statement (NIS) is required Project must be subject to appropriate assessment</p>	
Documentation reviewed for making of this statement. AA Guidelines	
Completed By	S. Galvin
Date	6/12/16

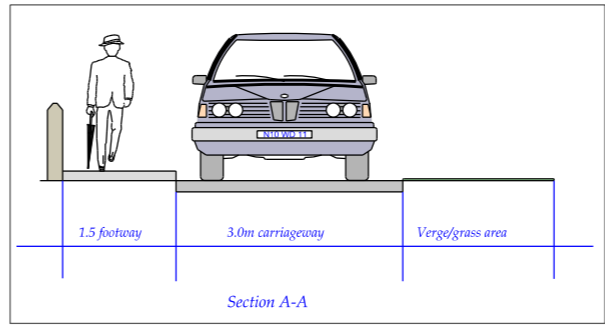
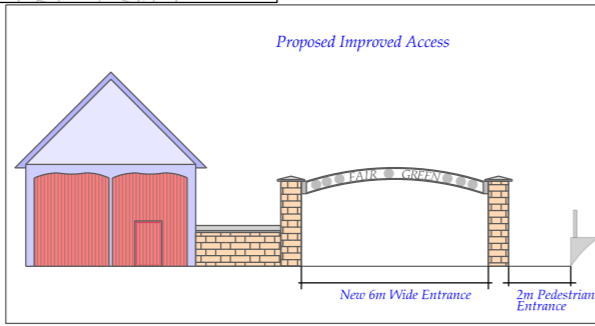
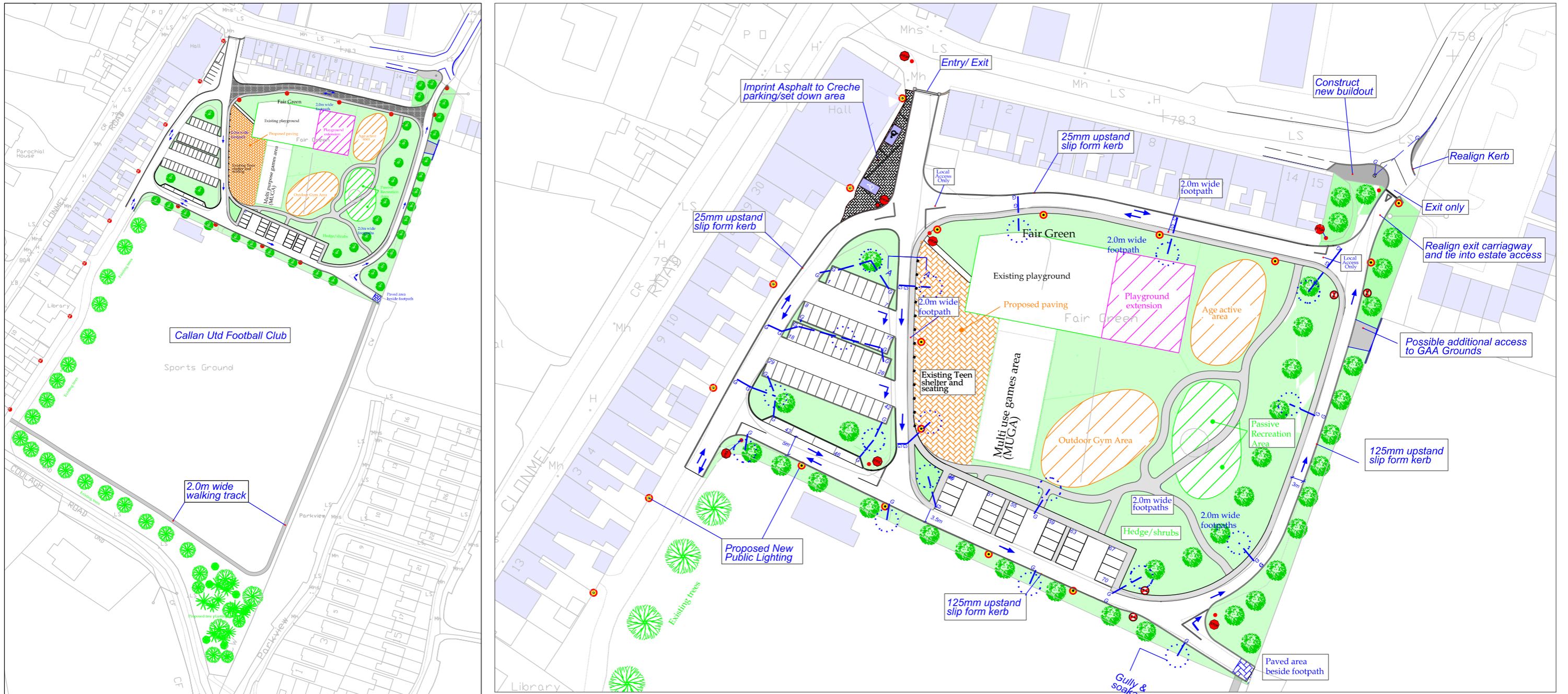
# **Fair Green Regeneration Project**

**January 2017**

**Part 8 Display Drawing**



# Fair Green Regeneration Scheme- Part 8 Proposal



KILKENNY COUNTY COUNCIL  
Comhairle Chontae Chill Chainnigh

ROAD DESIGN SECTION,  
1 DEAN STREET  
KILKENNY.

Rev	By	Date	Description

Project:	Fairgreen Callan		
Component:	Part 8		
Title:	Plan Layout		
Designed By:	HS	File Name:	
Drawn By:	HS	Scale:	NTS
Checked By:	FS	Date:	September 2016
			Drawing No. FGC-000-01