

# Chief Executive's Report

Submissions to Draft Castlecomer Local Area Plan 2018



January 2018



**Kilkenny County Council**

Colette Byrne,  
Chief Executive

Sean McKeown,  
Director of Services

Denis Malone,  
Senior Planner

## Contents

<b>1.</b>	<b>INTRODUCTION</b>	<b>4</b>
1.1	Details of Public Display	4
<b>2.</b>	<b>SUBMISSIONS RECEIVED</b>	<b>5</b>
<b>3.</b>	<b>SUMMARY OF ISSUES RAISED, CHIEF EXECUTIVE'S RESPONSE AND RECOMMENDATIONS</b>	<b>6</b>
3.1	Submissions from Statutory Bodies	6
3.2	Other submissions	14
<b>4.</b>	<b>MATTERS ARISING</b>	<b>34</b>
<b>5.</b>	<b>NEXT STEPS</b>	<b>35</b>
<b>6.</b>	<b>SUMMARY OF RECOMMENDATIONS OF THE CHIEF EXECUTIVE</b>	<b>36</b>

## 1. Introduction

This report forms part of the statutory procedure for the making of a Local Area Plan (LAP). It addresses the submissions received during the 6 week public consultation period, from the 6<sup>th</sup> of October to the 17<sup>th</sup> of November 2017, in relation to the Draft LAP.

The purpose of the report is to:

- (a) report on the written submissions/observations received in relation to the Draft LAP during the public consultation period.
- (b) set out the Chief Executive's response to the issues raised in the submissions/observations and;
- (a) make recommendations to the Elected Members on the issues arising from the consultation process.

This report is being furnished to the Elected Members of Kilkenny County Council in accordance with Section 20(3)(c) of the Planning and Development Act 2000 - 2017, for their consideration.

### 1.1 Details of Public Display

The documents put on public display for the Draft Local Area Plan were:

- Public Notice
- Draft Local Area Plan
- Appropriate Assessment Screening report
- Strategic Environmental Assessment

The documents were placed on the Consult.kilkenny.ie consultation website and on the Council's own website. Hard copies of the documents were on public display in the following locations:

- Planning Office, Kilkenny County Council, County Hall, John Street, Kilkenny
- Castlecomer Area Office
- Castlecomer Library

Submissions could be made from the 6<sup>th</sup> October to the 17<sup>th</sup> November 2017 by:

- Email to [ourplan@kilkennycoco.ie](mailto:ourplan@kilkennycoco.ie)
- Online at [consult.kilkenny.ie](http://consult.kilkenny.ie)
- Written submissions to Director of Services, Planning, Kilkenny County Council, County Hall, John Street, Kilkenny.

**2. Submissions Received**

In total, 28 submissions were received to the Draft Local Area Plan, as set out below<sup>1</sup>.

<b>Ref.</b>	<b>Name</b>
SCC1	Department of Culture, Heritage and the Gaeltacht
SCC2	Transport Infrastructure Ireland
SCC3	Irish Water
SCC4	Department of Housing, Planning and Local Government
CC1	Susan Delaney
CC2	Mary Guiheenn
CC3	Maurice Shortall and John Brennan
CC4	Joe Coogan
CC5	Tom Lynch
CC6	Joseph and Christina Murphy
CC7	Synergy Network Castlecomer
CC8	Liam Dowling et al.
CC9	Aldi Stores (Ireland)Ltd C/O John Spain Associates
CC10	Michael Holland
CC11	John Comerford C/O Peter Thomson Planning Solutions
CC12	John Comerford
CC13	Ruth and Finbar Dwyer
CC14	Kilkenny Leader Partnership
CC15	Michael Brooke
CC16	Kevin Brennan
CC17	John Comerford C/O Peter Thomson Planning Solutions
CC18	Michael McGuire
CC19	Board of Castlecomer Discovery Park
CC20	John Buggy
CC21	PJ and Margaret Phelan
CC22	Michael Holden
CC23	Richenda Brennan and Tom Holden

<sup>1</sup> The full text of the submissions received are available to view at the following link:  
<https://consult.kilkenny.ie/en/node/1849/submissions>

3. Summary of Issues Raised, Chief Executive’s Response and Recommendations

3.1 Submissions from Statutory Bodies

Name	Summary
<p><b>SCC1</b> Department of Culture, Heritage and the Gaeltacht</p>	<ol style="list-style-type: none"> <li>1. The Department welcomes special SAC zoning along the Dinin.</li> <li>2. Bridges and greenways should be subject to ecological assessment in their planning and design. Department would have expected a discussion on the main issues that could have resulted in the greenway projects being modified rather than the SEA stating than pushing the assessment down to project design level.</li> <li>3. The Department has concerns that the two bridges over the Dinin were assessed under the previous plan and not this plan.</li> <li>4. Terminology used should be consistent with the EU Birds and Natural Habitats Regulations (2011-2015) and the use of Phase 1 and Phase 2 are not acceptable.</li> <li>5. Site specific conservation objectives are available for the SAC and should be used rather than the generic objectives used in table 2.2. any reports quoting conservation objectives should give the version number and date.</li> <li>6. Impacts of the proposed greenways should be considered in tandem with the existing and proposed new cycle network for Ireland as there is potential for cumulative impacts on biodiversity, in particular on bat species and otters.</li> </ol>
<p><b>Response</b> Comments of the Department welcomed and noted.</p> <ol style="list-style-type: none"> <li>1. Noted.</li> <li>2. Any proposed walking and cycling route will be subject to a project level Appropriate Assessment to ensure no impact on protected ecological sites. The bridges are at concept stage and no exact design and position has been proposed. These bridges have been subject to SEA under the 2009 plan and were screened out. Regard was therefore had to the previous SEA.No changes have been made since the 2009 proposal. Lighting has potential to adversely affect ecological processes, this will be taken into account through the ecological assessment of the project on foot of the policies and objectives within the CDP. A development management standard will be included to cover this as follows: <i>“All lighting within the Plan area will be directional lighting designed specifically in relation to biodiversity”</i>.</li> <li>3. The 2009 LAP was subject to a Stage 2 Appropriate Assessment, mainly on the basis that there was a lack of a zoning for biodiversity conservation. This is now not the case in the Draft Plan, which has a specific SAC zoning. Accordingly it was not necessary to trigger a stage 2 assessment and regard was had to the previous AA findings on the proposed bridges. Sufficient objectives are included in the draft plan to protect the SAC including the specific zoning for biodiversity conservation. No change recommended.</li> <li>4. Noted, terminology will be amended in the AA to reflect the Directive.</li> <li>5. The specific conservation objectives for the River Nore/Barrow were considered but were referenced by the generic format. These will be referenced in the AA screening in detail. The version number and date will be included.</li> <li>6. The proposal is not connected to the new cycle network for Ireland and hence there is no potential for in tandem impacts.Any development proposals will be subject to their own AA considerations in accordance with the Directive</li> </ol>	

**Recommendation:**

Include a Development Management Objective to state that:

*“All lighting within the Plan area will be directional lighting designed specifically in relation to biodiversity”.* Amend SEA and AA screenings to include specific reference to the path and cycleways.

Amend AA to reflect terminology contained in the EU (Birds and Habitats) Regulations.

Reference the site specific objectives already considered. The version number and date is included in Section 2.3. and Table 2.2

Name	Summary
<p><b>SCC2</b> Transport Infrastructure Ireland</p>	<ol style="list-style-type: none"> <li>1. It is requested that the draft plan includes reference to the provisions of the DoECLG Guidelines prior to adoption and reflects the provisions of Section 11.7.3 of the County Development Plan in that regard.</li> <li>2. Objective T4 and T5 have potential to interact with the national road network, similarly pedestrian link 1 (pedestrian bridge) and links (footpath) to Key Development Area 4.</li> <li>3. Outside the 50-60kph zone Pedestrian linkage 1 and pedestrian linkage to Area 4 requires the development of proposals in accordance with Section 2.7 of the DoECLG Spatial Planning and National Roads Guidelines. No evidence based proposal has been prepared and should be addressed prior to adoption.</li> <li>4. Key development Area 3 adjoins the N78 at a location where the 100kph limit applies. Access to the lands should be reviewed.</li> <li>5. The 100kph limit also applies at the entrance to the Castlecomer Business Park. TII recommends that access requirements for the Business Park are addressed for proposals to further develop or intensify the use of the Business Park. Policy conflict between his zoning and access where 100kmh limit applies should be resolved prior to adoption of the plan.</li> <li>6. Applications for significant development should be accompanied by Traffic and Transport Assessments (TTA) and Road Safety Audit (RSA). The Traffic and Transport Assessment Guidelines (2014) should be referenced in the Plan.</li> </ol>

Response:

1. It is recommended that the Plan mention the Spatial Planning and National Roads Guidelines for Planning Authorities 2012 and the requirements of Section 11.7.3 Access to National Roads contained in the County Development Plan 2014-2020.

2. **Objective T5:**

This is a written objective only in support of works for a footpath already completed. In the interest of pedestrian safety this should however remain an objective in order to also facilitate a footpath on the opposite side (Western) of the road to the GAA grounds, thus reducing the need to cross the N78 road where the 80km/h limit currently applies. This will be agreed with TII.

**Key Development Area 3 and access road objective T4: (Brought forward from the 2009 plan)**

It is proposed that objective T4 could, in time, provide access to Key Development Area 3. The zoning and access road were brought forward from the 2009 plan. The entrance to the Ballyhimmin Business Park is also within this zone and this section of road has traffic calming measures in terms of gateway signage. In 2015-2017 a National Speed Limit Review was carried out and under the speed limit review the speed limit at this point was reduced from 100km/h to 80km/h. Given the strategic nature of the objective it is considered that objective T4 should be retained. The Council will in conjunction with TII, assess further the feasibility of providing a direct access (T4) onto the N78 to facilitate Area 3.

All applications for future development at the Ballyhimmin Business Park will be referred to TII for their comment.

**3. Key Development Area 4: (Brought forward from the 2009 plan)**

It is noted that as regards Key Development Area 4, in the previous Area Plans this section of N78 National Road was governed by a 60kph speed limit. In 2015-2017 a National Speed Limit Review was carried out and an 80kph zone was introduced in the vicinity of Area 4. Access proposals at this location will be developed in accordance with Section 2.7 of the Spatial Planning and National Roads Guidelines.

It is recommended that in section 10.3.4.1 that the following requirement is added for Area 4:

Satisfactory evidenced based access arrangements and pedestrian linkage to be developed in accordance with the Spatial Planning and National Roads Guidelines in conjunction with TII.

4. Key development area 3 adjoins the N78 at a location where the 80kph speed limit applies in accordance with the national speed limit review 2015 -2017.
5. Similarly the access to business Park at Ballyhimin is within the 80kph speed limit. TII are a mandatory consultee for development along National routes outside of the 60kph speed limit. There is no policy conflict between national guidance and the plan at this location.

6. It is also proposed to Include the following objective under Section 9.6 "TDMS5 "To require significant developments to be accompanied by Traffic and Transport Assessments (TTA) and Road Safety Audit (RSA). Such assessment shall be undertaken by competent consultants with reference to the updated Traffic and Transport Assessment Guidelines (2014)."

**Recommendation:**

1. General:  
Insert the following in Section 9.4.1:  
"National policy in relation to access to national roads is set out in the Spatial Planning and National Roads Guidelines<sup>2</sup> and followed here. The Guidelines state that "*The policy of the*

<sup>2</sup> Department of Environment, Community and Local Government, *Spatial Planning and National Roads - Guidelines for Planning Authorities, 2012*



*Planning Authority will be to avoid the creation of any additional access point from new development or the generation of increased traffic from existing accesses to national roads to which speed limits greater than 60km/h apply. This provision applies to all categories of development, including individual houses in rural areas, regardless of the housing circumstances of the applicant”. Section 2.6 of the Guidelines provides for the a less restrictive but evidence based approach along identified sections of National routes. Two such areas are identified in the local area plan (Area 3 and Area 4) and the local authority will develop an evidenced based approach to access arrangements for these areas with TII as the need arises during life of the plan.*

Include the following objective TDMS 5:

“To require all significant developments to be accompanied by Traffic and Transport Assessments (TTA) and Road Safety Audit (RSA) to be assessed in association with their cumulative impact with neighbouring developments on the road network. Regard should be had to the thresholds advised in the TII Traffic and Transport Assessment Guidelines (2014) and sub threshold TAA requirements for proposals affecting National Roads”

**Objective T5:**

No change recommended

**Key Development Area 3: (Brought forward from the 2009 plan)**

It is recommended that the Objective T4 be amended to read.

**T4** *As a long term objective to develop an evidenced based approach to the linking the Kilkenny Road/N78 to the Kilkenny road employment Area, extending to the Acorns upper/Oak hill in conjunction with TII.*

**Key Development Area 4:**

To insert the following prerequisite in Section 10.3.4.1

*Satisfactory evidenced based access arrangements and pedestrian linkage to be developed in accordance with the Spatial Planning and National Roads Guidelines in conjunction with TII.*

Name	Summary
<p><b>SCC3</b> Irish Water</p>	<ol style="list-style-type: none"> <li>1. The Castlecomer Water Supply network also serves Clogh, Moneenroe and Crettyard. The 130 unit headroom should include units in these settlements.</li> <li>2. Irish Water has identified the need to augment water capacity in Castlecomer to 1400M3/day by 2025 and investigations are underway as to how this can be achieved.</li> <li>3. The Capital Investment Plan should be referred to as the 2020-2025 Capital Investment Plan.A minor textchange is recommended as regards the Capital investment Plan.</li> <li>4. Wording regarding the upgraded WastewaterTreatment Plan upgrade suggest overflows from the network have ceased, which is not the case. Overflow frequency and volumes may be reduced but overflows will still occur.</li> <li>5. The domestic population connected to the upgraded WWTP is in the region of 1,630PE. When the anticipated growth under this plan is taken into account, the</li> </ol>

	<p>anticipated load will be in the region of 2,480PE, which is close to capacity. (Design Capacity is 2500PE)</p>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. The proposal is for the provision of zoning for 138 new households, 26 of which are already living in town and therefore accounted for under the existing use. The proposal is therefore to add an additional 112 households, which will leave a capacity of 18 new households for Clogh, Moneenroe and Crettyard over the period of the plan. New applications will only be approved with the consent of Irish Water so as to ensure that the capacity of the networks is not exceeded. It is therefore not proposed to change the zoning allocation.</li> <li>2. Noted. Discussions are ongoing with Irish Water to augment water supply to meet anticipated future demand for the plan period and beyond.</li> <li>3. It is noted that the proposal from Irish Water is to change wording. There is no objection to the text change as requested.</li> <li>4. Noted, the text will be amended to indicate that overflows are still possible.</li> <li>5. Noted.</li> </ol>	
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change proposed</li> <li>2. No change proposed</li> <li>3. Implement changes suggested in Section 8.1.1 and remove text with strike through and add text in Italics :  <p><i>“Although capacity currently exists in the network, the construction of all the houses anticipated under this plan will may place pressure on the system and may require Irish Water to bring forward their 2025 capital investment program should all the capacity be taken up. Works are underway to identify the most appropriate solutions to provide adequate capacity and to assess the network’s capacity in Castlecomer. This will take into consideration future development and growth”</i></p> </li> <li>4. Include the following sentence in Section 8.1.2 <i>“ Although preliminary treatment is being provided and overflow frequencies and volumes have been reduced by stormwater retention provided, occasional untreated overflows from the system may still occur.”</i></li> <li>5. No change proposed</li> </ol>	

Name	Summary
<p><b>SCC4</b> Department of Housing, Planning and Local Government</p>	<ol style="list-style-type: none"> <li>1. Section 1.8 should reference the forthcoming NPF and associated RSES’s and include an objective to the effect that the LAP may be updated in light of future objectives progressed under the NPF.</li> <li>2. Section 2.4.1, 2.4.3 and 9.1 should take account of 2016 census figures, including average household size in the County (this should not change projections as it stays the same as 2011).</li> <li>3. Core Strategy identified the need for 3.4 Ha for residential purposes to 2020. The current plan, at a conservative estimate of 15 units to the Ha requires 7.4Ha. However 10.9 ha have been zoned. This is not considered excessive, provided it is kept at this level and within the contiguous urban envelope. The 4Ha low density land (10 units per Ha) close to the town centre however needs justification.</li> <li>4. Departmental circular PL 2/2017 advised all Local Authorities that</li> </ol>

	<p>the 2005 Local Needs Criteria for rural housing remain in place and Local Authorities should defer amend in their rural housing policy and local needs criteria. Section 5.2.1 and Appendix A should reference this circular and the draft NPF as regards lands zoned for Agriculture.</p> <ol style="list-style-type: none"> <li>5. In Section 6.1.1, reference to Minster for Environment, Heritage and Local Government should be changed to Minster for Culture, Heritage and the Gaeltacht.</li> <li>6. SEA and Flood risk assessments accords with the Guidelines.</li> </ol>
<p><b>Response</b></p> <ol style="list-style-type: none"> <li>1. Section 1.8 of the draft plan does make provision for the imminent adoption of the National Planning Framework and the Regional Spatial and Economic Strategy. It is now expected that the National Planning Framework will be in place by the time this Plan is finally adopted. Having regard to the imminent adoption of the National Planning Framework, Section 1.8 could be expanded upon to increase the references to the National Spatial Framework.</li> <li>2. Reference in Sections 2.4.1, 2.4.3 and 9.1 will be updated to include recently announced 2016 Census figures, where available.</li> <li>3. The "Low Density Residential" zoning near the Town centre is located on rising land which, due to the topography of the site, is best suited to lower densities. Castlecomer serves a rural hinterland and in accordance with the philosophy of the NPF, such the town is required to make provision for opportunities across a broad range of housing options on suitably located urban lands, including suitable alternatives to dispersed rural housing. This, in the Planning Authority's view, should include low density housing options and potentially even serviced sites. The limited provision for such low density housing at the proposed location is therefore part of a strategic local housing solution.</li> <li>4. Section 5.2.1 and Appendix A will reference departmental circular PL 2/2017. <b><i>Circular letter PL 2/2017 (Sustainable Rural Housing Guidelines for Planning Authorities 2005 – Local Needs Criteria in Development Plans dated 31 May 2017)</i></b>. It is considered the proposed policy does not reflect any fundamental change from the current policy. No change recommended</li> <li>5. Change reference to the Minister for the Environment, Heritage and Local Government in Section 6.1.1 to <i>Minster for Culture, Heritage and Gaeltacht</i>.</li> </ol>	
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. Delete strikethrough text and Insert in Italics in the following at the bottom of Section 1.8: National Spatial Strategy 2002-2020: <u>"National Spatial Strategy 2002-2020</u> <del>The NSS identifies Kilkenny City as a strategically located medium sized hub which will support and be supported by the gateways. The NSS also envisages that Waterford, Kilkenny and Wexford will drive regional growth by providing a large and skilled population base, substantial capacity for additional residential and employment related functions and an improving transport network. County towns, other towns, villages and more rural areas should be positioned to support the full realisation of the potential for economic development throughout the region, with a particular emphasis on complementing the gateway and hub approach. The NSS acknowledges that towns of 1,500 to 5,000 population rates can contribute both economically and socially towards sustainable development.</del></li> </ol> <p><del>The NSS is due to be replaced by the National Planning Framework (NPF) in 2017. Once published, the recommendations of the NPF will be examined to establish any implications for this draft LAP.</del> <u><i>National Planning Framework 2040 and the Regional Spatial and Economic Strategies</i></u> <u><i>The National Planning Framework supersedes the National Spatial Strategy and will guide the</i></u></p>	

*Strategic Spatial Development up to 2040. The NPF will put in place a new National and Regional Development Strategy, which allocates 50% of the National growth to five cities and 50% to a range of large and smaller towns, villages and rural areas. Castlecomer falls within the category of “Rural Towns” with a population under 10000.*

South East Regional Planning Guidelines 2010-2022

The strategic policies and objectives *currently* set out in the South East Regional Planning Guidelines<sup>3</sup> (RPGs) form the backdrop for socio-economic planning by national and regional agencies. Castlecomer is identified as a District Town (with a population between 1500 and 5000). These district towns are being targeted for growth as centres that can perform an important role in driving the development of a particular spatial component of the overall region.

*However, these South East Regional Planning Guidelines are set to be replaced by Regional Spatial and Economic Strategie (RSESs). Growth targets for towns within the Southern Regional Assembly region as a whole will then be revised through the RSES for the region and adopted locally through the County Development Plans.*

~~These district towns are located in rural areas that have experienced varying degrees of population growth. These centres have well developed services and community facilities and have the capacity to accommodate additional growth (subject to certain physical infrastructural investments).~~

~~The NPF will inform the preparation of Regional Spatial and Economic Strategies. The South East Regional Planning Guidelines will be replaced by the Southern Regional Spatial and Economic Strategy. Once published, the recommendations of the RSES will be examined to establish any implications for this LAP. The LAP will accordingly be varied to reflect any Regional and Local Policy changes that may affect the Plan.~~

2. Change Sections 2.4.2 and 2.4.3 to reflect updated census figures and insert new table 2.3:
  - 2.4.1 “This Plan proposes to provide for the growth of 207 people over the plan period to end 2023. The average household size for County Kilkenny was 2.8 in ~~2011~~2016. Using this ~~2011–2016~~ average household size of 2.8 for the County, this would result in a requirement for 74 households over the plan period.”
  - 2.4.3 “In terms of age cohorts, almost 20% of the population recorded in the ~~2011~~2016 census was in the 0-14 age category, 38% were in the 15-44 age cohort, ~~26%~~24% were in the 45-64 age cohort and 18% was recorded as being over 65. ~~When compared with the national averages, Castlecomer has a higher population in the 65+ age group.”~~

<b>Table 2.3 Population Profile</b>			
<b>Age Bracket</b>	<b>Population 2016</b>	<b>% of Total Population in 2011</b>	<b>% of Total Population in 2016</b>
0-14	291	18.54%	19.37%
15-24	180	12.36%	11.98%
25-44	390	26.09%	25.96%
45-64	367	24.65%	24.43%

<sup>3</sup> South East Regional Authority, *Regional Planning Guidelines for the South East Region 2010-2022*, 2010

65+	274	18.33%	18.24%
-----	-----	--------	--------

Update table 2.3 with figures from 2016 census.

3. Update Section 9.1 and Figure 9.1

Having regard to the ~~2011~~2016 Census figures, ~~60%~~66.8% of the population of Castlecomer commute to work, school or college by car or van with ~~30%~~22% travelling by foot, ~~2.5%~~4.3% by bus and just ~~0.4%~~0.2% use a bicycle. In the long run the active encouragement to utilise pedestrian and cycling opportunities should be prioritised so as to encourage long stay occupiers of parking spaces to leave their cars at home.

Update figure 9.1 with 2016 mode of transport figures.

Mode of Transport	Number
On foot	222
Bicycle	3
Bus, minibus or coach	18
Train, DART or LUAS	1
Motorcycle or scooter	2
Car driver	293
Car passenger	120
Van	22
Other	22
Not stated	25
Total	728

Source: CSO 2011

***Figure 9.1: Population aged 5 years and over and means of travel to work, school or college.***

Means of Travel	Work	School or College	Total
On foot	52	135	187
Bicycle	0	2	2
Bus, minibus or coach	13	23	36
Train, DART or LUAS	2	1	3
Motorcycle or scooter	2	0	2
Car driver	337	10	347
Car passenger	27	136	163
Van	43	0	43
Other (incl. lorry)	3	0	3
Work mainly at or from home	21	0	21
Not stated	11	9	20
Total	511	316	827

Source: CSO 2016

***Figure 9.1: Population aged 5 years and over and means of travel to work, school or college.***

4. Amend Section 5.2.1 to read as follows:

“Land within the agricultural zone will not be considered for intensive commercial or residential development during the lifetime of this LAP. This is to allow for the strategic expansion of the plan

area, and to prevent urban generated development which would interfere with the operation of farming and prejudice the future planning and development of the area. *However Circular letter PL 2/2017 (Sustainable Rural Housing Guidelines for Planning Authorities 2005 – Local Needs Criteria in Development Plans dated 31 May 2017) advises that in light of the European ruling on urban generated rural housing “that the existing 2005 Guidelines remain in place”. It is considered that the policy as outlined in the draft does not differ significantly from that which was in place for agricultural land in Castlecomer under the 2009 plan.*

5. Change reference to the Minister for the Environment, Heritage and Local Government in Section 6.1.1 to *Minster for Culture, Heritage and Gaeltacht.*

### 3.2 Other submissions

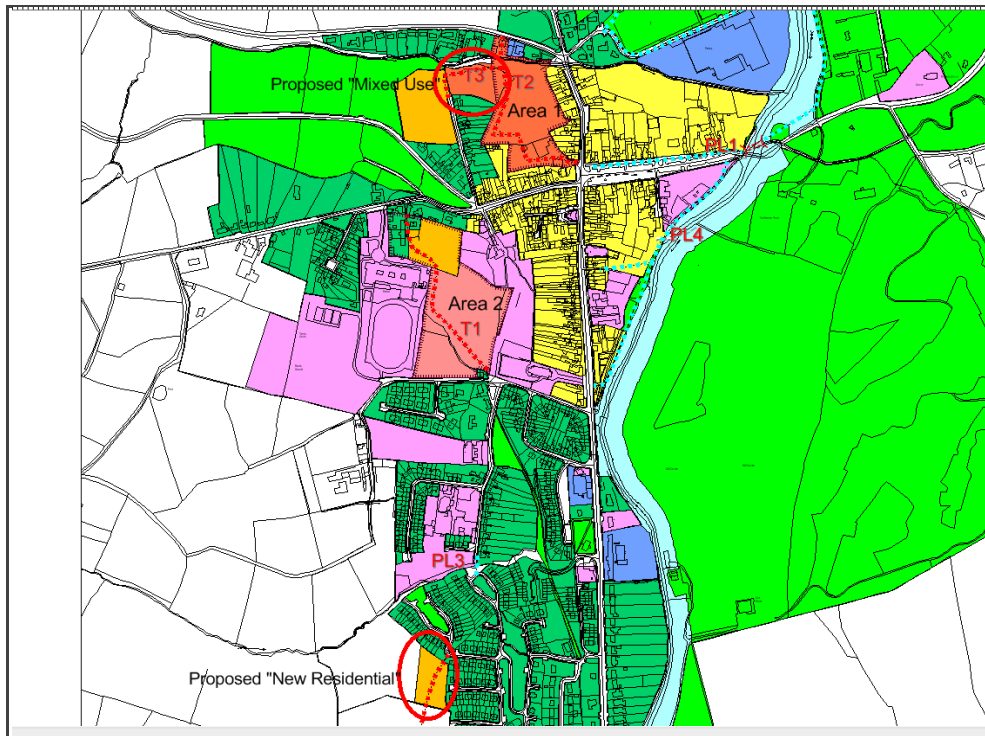
Ref	Name	Summary
CC1	Susan Delaney	1. Wishes to have “Open Space” zoning changed to “Agricultural” land in order to allow for the construction of houses for her three sons.
<p><b>Response:</b></p> <p>1. Mrs. Delaney’s lands, which forms part of the former Wandesforde Estate has an extensive tree protection order in place and is partly covered by a zone of archaeological potential. The ability of the land to accommodate housing is therefore restricted and any housing will have to be very carefully sited, with each unit having to be considered on its own merit. Due to the restrictions it is not considered that the changing of zoning to facilitate housing associated with the Agricultural zoning would lead to excessive disorganised development. Accordingly the Planning Authority would not advise against a change of zoning from “Open Space” to “Agriculture”.</p>		
<p><b>Recommendation:</b></p> <p>1. Change zoning map to reflect an “Agriculture” zoning on Mrs. Delaney’s land where previously it was “Open Space”. It is recommended that a note be put on the map stating that development will be subject to consideration of both the Archaeology and Tree Protection order.</p>		

Ref	Name	Summary
CC2	Mary Guiheen	1. Wishes for Love Lane to remain a cul- de- sac. Also has a concern about the junction at the top of Love Lane, traffic volume and safety for pedestrians.
<p><b>Response:</b></p> <p>1. Having regard to the existing level of development on Love Lane, it’s layout and configuration and it’s junction with the Ballyragget road and Barrack Street it is considered appropriate to have Love Lane remain as a cul du sac.</p>		
<p><b>Recommendation:</b></p> <p>1. It is recommended that the accesses to Key Development Area 1 layout be amended, with the proposed link via Love lane to be deleted. Remove objective T3 linking Love Lane to the old creamery site.</p>		

Ref	Name	Summary
CC3	Cllrs. Maurice Shortall and John Brennan	1. There are not enough lands available for Residential Privately owned Housing. Upwards of 100 employees soon to take up positions and there is an urgent need to provide accommodation. Shortage of housing will

		<p>cast doubt on investment from private sector. We need to look 15 years ahead and not 7. Some lands are shovel ready and development on others may not happen. Castlecomer is experiencing emerging economic growth and employees must be housed locally. We don’t want to create a commuting town.</p>
<p><b>Response:</b></p> <p>The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation.</p> <p>The zoning already represents a 50% overzoning of lands and includes additional houses catering for 30% of residents on the housing list already accounted for in town under the census, thereby further increasing the zoning allocation. Also, both the Water and Wastewater capacity for the town has a ceiling and the zoning proposed will account for the current spare capacity in the waste water treatment plant.(ref submission SCC3)</p> <p>As regards “private” accommodation, it should be noted that of the 138 housing units provided for, approximately 63 will be social housing. This leaves 75 units for Private housing. Thus social housing and “private” housing is divided roughly 50/50 in the plan.</p> <p>Following adoption of the Regional Spatial and Economic Strategy for the region in late 2018 or early 2019 the local area plan will be assessed to ensure alignment with the Strategy. At that stage the likely housing activity and job creation can be further analysed to ensure a sufficient housing supply is being delivered. This is referenced in section 1.8 of the plan.(See submission SCC4 above)</p> <p>As regards the short term, it is acknowledged that projects are being progressed that will deliver employment in the short term which is likely to create housing pressures for which the plan should make provision.</p> <p>Lands adjacent to Oak Hill and Acorn estates at Ballyhimmin, have been identified with sufficient services available to justify a small zoning that could deliver housing and satisfy short term demand. Although not centrally located, there is a greater imperative at play to address short term demand and this land is a potential release valve. Accordingly only a small section of these lands (0.5Ha) is recommended for immediate zoning.</p> <p>In order to remain within the overall land budget an equivalent amount of housing land associated with the old creamery site is proposed to be zoned for mixed use.</p>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. Zone 0.5ha of land for housing adjacent to the Oak Hill and Acorn estates and rezone 0.5ha of land at the old creamery site from residential to mixed use. There will be no net increase in zoning of land in the draft plan as a result of this alteration.</li> </ol>		

The Proposed Zoning changes are as indicated below:



Ref	Name	Summary
CC4	Joe Coogan	<p>1. Not enough lands are available in the draft plan for Residential Privately owned housing. There are commercial developments going on at present in Castlecomer which will provide jobs and no housing is available for these people. Some lands have been identified at Donaguile and Love Lane but more lands need to be identified and zoned as some developments may not happen.</p>
<p><b>Response:</b></p> <p>1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation. The zoning already represents a 50% overzoning of lands.</p> <p>The need for delivery of housing land in the short term through the private sector in addition to the Councils own scheme has been dealt with through submission CC3 above.</p>		
<p><b>Recommendation:</b></p> <p>1. No change recommended</p>		

Ref	Name	Summary
CC5	Tom Lynch	<p>1. Wishes to have the locum residence on Barack street zoned from Community to “General Business”. There is a complete change in</p>



		the provision of locum doctors. Locums are hard to find and do not need to stay near the surgery due to the out of hours co-operatives such as Caredoc. Changing the zoning to "General Business" would facilitate the expansion of the surgery and medical practice by allowing for the development of ancillary services such as chiropody, physiotherapy, podiatry and could facilitate and HSE outreach clinic or Primary Care Centre.
<b>Response:</b>		
1. The current zoning does not preclude uses such as chiropody, physiotherapy, podiatry HSE outreach clinic or Primary Care Centre. Under reference 12/599 permission was refused by an Bord Pleanala for change of use to a dispensing chemist due to zoning and a lack of car parking. Car parking within this cul- de- sac remains problematic. A change to "General business" would potentially generate increase parking requirements in this cul de sac, which is already restricted due to on street parking.		
<b>Recommendation:</b>		
1. No change recommended		

Ref	Name	Summary
CC6	Joseph and Christina Murphy	1. Objects to Love Lane becoming a through road. Love land is a quite cul- de- sac with a significant number of older residents and old houses which would not be able to sustain heavy traffic.
<b>Response</b>		
Having regard to the existing level of development on Love Lane it's layout and configuration it's junction with the Ballyragget road and Barrack Street it is considered appropriate to have love lane remain as a cul- du- sac.		
<b>Recommendation:</b>		
It is recommended that the accesses to Key Development Area 1 layout be amended, with the proposed link via Love lane to be deleted. Remove objective T3 linking Love Lane to the old creamery site.		

Ref	Name	Summary
CC7	Synergy Network Castlecomer	<ol style="list-style-type: none"> <li>1. Have concerns about the zoning of the Industrial area 4 (Key Development Area 4) on the Athy Road. Up to now the industrial zoning has been contained on the Kilkenny Road and it is preferred that this pattern is maintained to allow for full occupation.</li> <li>2. Welcomes the development of a large scale retail development in the creamery yard, but access and egress from the site should be carefully planned and delivered.</li> <li>3. Current residential demand is not being met and Castlecomer is losing population to other urban centres. During the life of the plan there will be significant employment created and suitable private housing has to be provided to cater for these employees. These housing options should provide for a broad range of family structures. Concern about the mix considering the social housing anticipated.</li> <li>4. There is concern about the lack of growth capacity in the second level community school.</li> <li>5. Concern that residential development on agricultural lands will</li> </ol>

		<p>lead to Ribbon development and compromise the landscape. Low density residential should be closer to the urban centre to contain development.</p> <ol style="list-style-type: none"> <li>6. Clarity is required on the future of the Barracks and the Barracks should be developed to its full potential.</li> <li>7. The fountain which used to stand in the Square should be reinstated in an appropriate place to compliment the strong sense of formality in the urban environment an highlight to visitors the historic significance of urban design and layout in the Architectural Conservation Area.</li> <li>8. A comprehensive traffic and parking audit should be completed. Reversing onto the N78 is problematic and cars are parked for extended periods of time resulting in limited availability of short term parking for local shoppers. Supports implementation of objectives in Section 9.5.</li> <li>9. Supports the development of the Creamery yard. There are concerns regarding the arrangement of facilitating infrastructure in particular roads and the management of traffic exiting from Chatsworth Street onto the square at peak times.</li> <li>10. To support Castlecomer as a District town enterprise and economic development should be promoted. The town needs residential, social, retail and commercial office infrastructure to serve the rural catchment.</li> <li>11. Access to broadband by all businesses in the urban centre should be a priority, so should rural access for all the residential population.</li> <li>12. There is unanimous agreement that the pedestrian bridge is required in the short terms and its delivery is a priority in order to enhance connectivity between the Discovery Park and Castlecomer. Justification for this link is also provided.</li> <li>13. Outlines the requirement for the recent upgrade in the Wastewater Treatment Plant. The Plan needs to highlight that the continued expansion of the capacity of the Waste water Treatment plant (WWTP) should be a priority during the lifetime of the plan, otherwise the planned potential residential and commercial development will not be deliverable.</li> </ol>
<p>Response:</p> <ol style="list-style-type: none"> <li>1. Area 4 was zoned Industrial in the 2009 Plan and is earmarked for the relocation of a particular commercial concern and is restricted by zoning objective contained in Appendix A, Industrial, which reads: *Retailwarehousingis reserved for Key Development Site (Area 4) to accommodate the relocation of a Hardware store.</li> <li>2. Noted, all access/egress proposals for the old creamery will evaluated when an application for planning permission is considered. The revised Plan includes proposals for additional accesses to the site.</li> <li>3. Castlecomer is not currently losing population. According to CSO figures, Castlecomer has, since the 2011 census, seen an increase in its population. Zoning is to be reconfigured to allow for 0.5ha (1.24acres) of housing at Oak Hill and the Acorns of the Kilkenny road. ( See recommendation under CC3 above).</li> <li>4. Sufficient space is available within the Second Level Community school to add more floor space as was achieved under permissions 12/219 and 12/586. Significant adjacent lands</li> </ol>		

are however still available and zoned appropriately should the school require expansion. This is in line with the Department of Education and Skills recommendation.

5. The draft plan has no agricultural zoned lands with road frontage and hence opportunity for further ribboning on the town's outskirts is limited. Provision is however made for some low density development on the Parish lands at Ballyhimmin and infill development along the Clogh road to provide a wider range of housing options close to the town centre.
6. It is government strategy under "Rebuilding Ireland" to utilise state lands. It is a clear objective of the Plan as part of Key Development Area 2 to deliver significant new development for the town. Objective H6 as contained in Section 6.3 states that it is an objective to protect and preserve items of architectural and archaeological heritage from inappropriate development. This includes structures on the Record of Protected Structures. The Council is actively seeking bringing the site back to full use, with the provision of housing, but with due regard to the conservation status of the Barracks.
7. The plan does not militate against the possible reinstatement of such fountain, subject to proper analysis. It is recommended that a statement to this effect can be included under Section 7.4.
8. It is reasonable to provide a parking assessment under the Section 9 Transport Objectives.
9. Traffic access/egress proposals will be fully considered in full when a planning application is received. Insert a statement accordingly.
10. Castlecomer has been identified as a district town in County Development Plan. As such it is the policy under Section 3.3.4 of the County Plan "to ensure that District Towns will in so far as practical be self sufficient incorporating employment activities, sufficient retail services and social and community facilities". The local area plan proposes a variety of zonings which can facilitate all of the uses required, including residential, social, retail and commercial office infrastructure. The creamery site in the centre of town is a significant opportunity site to provide such a range of opportunities.
11. The plan supports the provision of Broadband. See Section 8.4 and Objective IE3.
12. Delivery of the pedestrian bridge is a priority in the plan and is supported. See RTA1 for PL1.
13. Irish Water has noted the need to enhance the capacity of both water provision and wastewater treatment. See section 8.1.1 and 8.1.2. The Planning Authority is engaging with Irish Water on the prioritisation of upgrades to both Water and Wastewater systems.

**Recommendation:**

1. No change recommended.
2. No change recommended.
3. No change recommended.
4. No change recommended.
5. Noted. No change recommended.
6. No change recommended.
7. Insert the following objective under Section 7.4  
*"RTA 7 Investigate the potential to reinstate the fountain in a suitable location on the square"*
8. Add objective T11 under Section 9.5 to read as follows;  
*"T11 To review town centre parking provision along the N78 and extending as far as the Discovery park"*
9. Noted. No change recommended
10. No change recommended
11. Noted. No change recommended

12. Noted. No change recommended
13. Noted. No change recommended

Ref	Name	Summary
CC8	Liam Dowling	<ul style="list-style-type: none"> <li>Residents of Donaguile strongly object to any walk through right of way from the Lower Acorns to Donaguile.</li> </ul>
<p><b>Response:</b></p> <p>1. An objective similar to Objective PL3 was contained in the 2009 plan and the proposal remains consistent with the objective in the County Development Plan to improve permeability between residential areas and to improve access to community facilities. The County Development plan 2014-2020, section 7.3.2 states “the Council ..will seek to improve the provision of local parks and play spaces and extend those spaces and pathways that can usefully form green links, footways and cycle ways to connect residential areas with parks and open spaces and with each other.”</p> <p>Notwithstanding the provisions of permission 00/2004 and subsequent permissions, it remains an objective to make Castlecomer more permeable and to ensure pedestrian access to the town centre and the Community School is enhanced for residents of the town. Any development of the link will however have to be subject to consultation with the local community.</p>		
<p><b>Recommendation:</b></p> <p>1. It is recommended that PL3 in Sections 7.1.1 and 7.4 be stated as follows :</p> <ul style="list-style-type: none"> <li>PL3 Between the Acorns (Upper and Lower) and Donaguile subject to consultation with the local community.</li> </ul>		

Ref	Name	Summary
CC9	Aldi Stores (Ireland) Ltd	<ol style="list-style-type: none"> <li>Aldi has identified a requirement for a store in Castlecomer and requests that the appropriate planning framework be put in place to support the development of a discount food store/small supermarket in town. Aldi supports policies in the plan for the location of new retail in the town centre based on sequential approach.</li> <li>Supports the identification of the Co-op site as a key development site, but states that the brief, being too prescriptive, will inhibit the future development of the site. States that the objective to have a street linking through to the Ballinakill road is unwarranted and too prescriptive with the southern portion (adjacent to the square) being sufficient to provide a natural extension to the town.</li> <li>The multiplicity of land owners and prescriptive design will delay if not prevent the development of the site.</li> <li>Advocates guiding design principles only.</li> <li>The design brief does not identify the potential of these sites to accommodate a small supermarket. It is recommended that the</li> </ol>

		<p>potential to accommodate a supermarket should be identified in the site brief.</p> <ol style="list-style-type: none"> <li>6. The LAP should include a phasing objective, with phase one providing a natural extension to the exiting core retail area.</li> <li>7. Land use zoning objectives should include for shop (convenience) and discount foodstore as “permissible” and not “open for consideration”.</li> </ol>
--	--	---

**Response:**

1. Noted.
2. It is considered that the planning framework proposed is adequate to allow for a discount food store/small supermarket in town. The site will likely be developed over a number of years and given the proximity to the town centre can develop in a variety of ways that will still meet the overall design objectives. It is a large town centre site with only a single access point at present. The development brief will require the delivery of at least one additional access to the site( Ballinakill Rd). The front of the site, adjacent to Creamery house, is located within the Architectural Conservation Area of the town and should form an appropriate extension to the town centre with building form and size sensitive to the character of the square, Chatsworth Street and the adjacent Creamery house, which is a protected structure. As such comprehensive design principles for the ACA site are imperative if the Council is to ensure that the entire site is developed in a coherent manner.

It is further recommended that with the proposed deletion of the link to Love Lane, that a third access be created to Chatsworth street. The link to the Ballinakill road is however still warranted and a precondition for the comprehensive development of the site over time.

3. Noted. Urban Design and Planning Considerations are not tied to land ownership and are put forward in the interests of the proper planning and sustainable development of the area
4. Noted. See section 2 above.
5. The site brief does not require an objective to accommodate a small supermarket. The site is zoned “mixed use”, which has “retail” as a permissible use. A small supermarket, as a retail use, is therefore not precluded by virtue of the proposed zoning, but is subject to design and siting considerations outlined in the site brief.
6. Phasing is important, but it will not be required that the infrastructure and buildings all be constructed in a single development. Phase I should ideally comprise the access points and roads together with the anchor/s to the rear of the site. Subsequent phases could fill in the top structures towards the square.
7. Zoning objective allows for retail uses on the site. See Section 5 above.

**Recommendation:**

1. No change recommended.
2. It is recommended that Figure 10.1 be amended to indicate a potential access to Chatsworth Street. See Below for revised figure 10.1.
3. No change recommended.
4. No change recommended.
5. No change recommended.
6. It is recommended that Section 10.3.1 be partly amended as follows:

Mandatory objectives;

**Mandatory objectives:**

*The development of this key development area shall refer to **Figure 10.1** and accordingly shall:*

- Be based on a new street which shall extend from Chatsworth Street via the site to the Ballinakill Rd. The character of the street extending within the ACA from Chatsworth Street to the central parking area shall *broadly follow the outline of that indicated in Figure 10.1* and be reflective of *Chatsworth Street's* character in its enclosed nature, building form, bulk and height. Access roads should provide for pedestrian/cycling and vehicular traffic. Subject to high quality design, development to the centre/rear of the site will be flexible in terms of street layout and building position and for this area the layout under figure 10.1 is indicative but not prescriptive. Access to the Ballinakill road is required in the first instance.
- *Development can take place in a phased approach, provided that accesses is included in phase 1. This is to ensure that the site is opened up completely during phase 1.*
- Ensure that new development draws customers into the site whilst not impacting on views from the square towards Creamery house.
- Incorporate a public car park to serve both the site and the town centre
- Ensure that the development proposal takes account of existing historic structures including the Castlecomer Co-operative creamery which has been recorded on the Record of Protected Structures.
- Investigate the feasibility of linking the site to the R694/Barrack Street via the former railway line reserve.



Revised Figure 10.1

7. No change recommended.

Ref	Name	Summary
CC10	Michael Holland	1. Based on the number of new jobs being created, there is a severe shortage of available residential development land for private housing. A number of residential sites on the 2009 plan have been removed and this does not make sense.
<p><b>Response;</b></p> <p>1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under CC3)</p>		
<p><b>Recommendation:</b></p> <p>1. No change recommended</p>		

Ref	Name	Summary
CC11	John Comerford	<ol style="list-style-type: none"> <li>1. Redeveloping the 3.24Ha former mills complex off the Clogh road at the Prince and proposes re- establishing the zoning as "mixed use".</li> <li>2. Research by Castlecomer Enterprise group with the support of the Synergy group (See CC7) estimates that 230 jobs will be created in the next 5 years, equating to 15% growth and 5 times the national average.</li> <li>3. Two opportunity sites, one either side of the main building are identified, the first being 0.36Ha and the second 0.84Ha. Various options are considered for the sites at present, all focussed on investment, employment creation and revitalisation of the town.</li> </ol>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. The site was zoned "mixed use" in the 2009 Local Area Plan as well as the 2012 Variation. The site was however subject to a design brief which anticipated the demolition of the factory unit. The draft plan proposed industrial use. Considering the commitment to and investment in employment creation and revitalisation of the town and benefits that can accrue through the redevelopment of the site, it is considered that a "mixed use" zoning would better serve the town, particularly having regard to the two opportunity sites identified on either side of the main factory building. Any development proposals for the area will require to satisfy normal planning standards and will be assessed against the provisions of the local area plan.</li> <li>2. Noted. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9ha. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under CC3)</li> </ol>		

3. Noted, please see section 1 above recommending the change to the zoning which includes these opportunity sites.

**Recommendation:**

1. Change the use for the former mills site to "Mixed Use", with a restriction placed on retail development in appendix A. Appendix A, "Mixed use" is accordingly to be amended as follows, adding :
  - \* "Mixed use" site at the Prince grounds excludes retail.
2. See recommendation to CC3 above to alter zoning.
3. No changes recommended.
4. See 1 above.

Ref	Name	Summary
CC12	John Comerford	1. There is a large shortage of housing in Castlecomer and very few houses built in the last 14 years due to capacity issues with the town's wastewater treatment system, which has now been upgraded. Due to the number of jobs to be created in the town (outlined in submission) not enough land is zoned as residential and some identified sites will not proceed over the lifetime of the LAP. National averages cannot be used for the town as the job creation will exceed these. Lands zoned in the 2009 LAP reflects better the amount of land required for long term residential development.
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9ha. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under CC3)</li> </ol>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change recommended.</li> </ol>		

Ref	Name	Summary
CC13	Ruth and Finbar Dwyer	1. Proposed the removal of "open space" zoning from lands located to the west of Castlecomer town centre between Barrack hill and the Ballyragget road. The site is obscured from view from both roads and the site does not make a contribution to the "open space". The site should therefore be considered for residential use and zoned accordingly. Such zoning would be in line with the aims of the LAP, would encourage the redevelopment of urban areas for residential use and keep pace with the expected rise in demand over the coming years. Site is located on rising grounds and flooding is not at issue. The site is more suitable than the neighbouring Barracks site, which needs restoration and is located on a complex site, given its historical, archaeological and architectural importance.
<p><b>Response;</b></p>		



<p>1. The land is well located as regards proximity to the town centre. Although the site is located within the 50km/h zone which would facilitate access from both the Ballyragget Road and from Barrack Hill, it is elevated above the Ballyragget road and rises somewhat. It's short terms development potential is not clear. The site is approximately 0.7Ha and can accordingly accommodate approximately 14 houses. In accordance with the Core Strategy, the growth estimate for the plan area does not have sufficient extra zoning capacity at present. However, given the location, the site sequentially should be considered in future zoning should additional capacity be allocated to the town.</p>
<p><b>Recommendation:</b></p> <p>1. No change recommended.</p>

Ref	Name	Summary
CC14	Kilkenny LEADER Partnership	<ol style="list-style-type: none"> <li>1. KLP shares concerns of some sectors of the community that the mix of public and private residential development should be balanced. There is need to provide for private housing in and around the centre of Castlecomer. At present local demand for private housing is not being addressed and the draft lap does not make reference to catering for housing other than the social residential sector.</li> <li>2. During the life of the plan there will be significant employment created and suitable private housing has to be provided to cater for these employees. These housing options should provide for a broad range of family structures. Low density residential should be closer to the urban centre to contain development rather than allow unplanned ribbon development.</li> <li>3. Consideration should be given to strategies to expand the current cluster of craft businesses in the Craft yard of the Castlecomer Discovery Park into the retail core. KLP's Local Development Strategy has actions based on this.</li> <li>4. KLP supports the pedestrian bridge to the Castlecomer Discovery Park and it is important to expand the range of complimentary attractions. Parking and access should be provided for in the LAP should these complimentary uses be further developed.</li> <li>5. KLP suggests monies raised through the Vacant Site levy should fund temporary rebates and direct marketing through bursaries and residence packages for crafts people similar to Grennan mills in Thomastown.</li> <li>6. KLP does not object to the use of the Barracks site for housing but suggests that elements of the building be considered for inclusion in the central part of a "heritage trail". The former Court house also holds opportunities for community use, including youth initiatives.</li> <li>7. KLP supports the community proposal to reinstate the old fountain at an appropriate site within the square and that the structure should be highlighted.</li> <li>8. Inadequate public transport capacity and integration are major sources of disadvantage in Castlecomer. KLP recommends that in the LAP, the provision and resources be focussed on the support of public transport. KLP supports a comprehensive audit of traffic and parking. Reversing out of parking spaces onto the N78 should</li> </ol>

		<p>be reconsidered.</p> <p>9. KLP supports the development of the Creamery yard. The site's development should be facilitated by the surrounding roads network and the site's linkage to Chatsworth Street and the Square should be carefully developed so as not to cause disruption at busy times.</p> <p>10. As regards Broadband, KLP believes optic fibre provides a level of future proofing. The Government's National Broadband Plan (NBP) identifies an "intervention area". Most of the town of Castlecomer lies outside the intervention area and will not benefit from the NBP. Castlecomer needs an immediate plan to install a fibre optic loop in the non NBP area. The LAP should provide for the incremental installation of shared service ducting around the town area to facilitate the laying of Broadband fibre and other services.</p> <p>11. KLP welcomes the recent upgrade of the WWTP and supports the continued expansion of the capacity of the WWTP. KLP is working with the local Authority on the Nore vision and request that the goals of same be included in the LAP, where relevant. KLP would welcome participating in the town's flood Partnership initiative as flooding is potentially an issue, including at the WWTP</p>
<p><b>Response;</b></p> <ol style="list-style-type: none"> <li>1. The plan provides for housing around the town of Castlecomer with a focus on the centre. It is however incorrect to claim that the plan does not cater for housing other than social housing. It should be noted that of the 138 housing units provided for, approximately 63 will be social housing. This leaves 75 units for so called private housing, 7.5units of which will likely be allocated under Part 5 housing. Thus social housing and "private" housing is divided roughly 50/50 in the plan. See CC3 above.</li> <li>2. Provision is made for some low density development on the Parish lands at Ballyhimmin and along the Clogh Road to provide for a wide range of housing options close to the town centre.</li> <li>3. The Plan supports KLP's Local Development Plan. Objective HDMS5 aims to <i>"facilitate tourism activities such as eco-tourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Castlecomer, subject to relevant environmental assessments"</i></li> <li>4. Delivery of the pedestrian bridge is a priority in the plan and is supported. See RTA1 for PL1. Parking within the Discovery grounds are not excluded by virtue of the plan, but would be subject to planning permission. Parking within the town would be supplemented by virtue of the plan within Key Development Area 1. A parking assessment is recommended under Objective T7 (See CC7 above)</li> <li>5. Section 23(2) of the Urban Regeneration and Housing Act 2015 sets out the purposes for which monies raised through the levies can be used. Residential monies raised should be used on housing in the vicinity of the site, whereas regeneration monies can be used for a wide range of services for local communities, including services and facilities, education and training, artistic and cultural facilities etc. The Levy will be administered separate to the Plan and its allocation will, as a reserved function, be at the discretion of the County Council.</li> <li>6. The Barracks is a protected structure in the ownership of the Office of Public Works and will be treated sensitively in any proposed development. The Plan does not militate against the inclusion of the Barracks or any other protected structure such as the</li> </ol>		

<p>Courthouse in any proposed Heritage trail. Objective H6 as contained in Section 6.3 states that it is an objective to protect and preserve items of architectural and archaeological heritage from inappropriate development. This includes structures on the Record of Protected Structures.</p> <p>7. The plan does not militate against the possible reinstatement of such fountain, subject to proper analysis. A statement to this effect can be included under Section 7.4.( See CC7 above)</p> <p>8. Objective T7 requires a review of the Traffic Management Scheme for the town centre. It is also recommended that a parking assessment under Section 9 Transport Objectives be undertaken (also see CC7 above).</p> <p>9. Noted. Such issues will be fully considered in full when a planning application is received.</p> <p>10. The plan supports the provision of Broadband. See Section 8.4 and Objective IE3.</p> <p>11. Irish Water has noted the need to enhance the capacity of both water provision and wastewater treatment. See section 8.1.1 and 8.1.2. The Planning Authority is engaging with Irish Water on the priority for upgrades to the systems. The request to participate in the Flood Partnership initiative is noted. This plan has been subject to a Strategic Flood Risk Assessment and it is not considered that any of the proposed lands will be liable to flooding.</p>
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change recommended.</li> <li>2. No change recommended.</li> <li>3. No change recommended.</li> <li>4. No change recommended.</li> <li>5. No change recommended.</li> <li>6. No change recommended.</li> <li>7. See recommendation under CC7 above.</li> <li>8. See recommendation under CC7 above.</li> <li>9. No change recommended.</li> <li>10. No change recommended.</li> <li>11. No change recommended.</li> </ol>

Ref	Name	Summary
CC15	Michael Brooke	<ol style="list-style-type: none"> <li>1. There is already a need for private residential housing in the town and jobs are being created at the old mill site, the Discovery park and the hotel. Demand is not being met and Castlecomer are losing population to alternative urban centres. The town will remain disadvantaged if professionals are not retained to live in town. There is a need to allow for more private residential housing.</li> <li>2. There is a need to retain the Barracks and restore the fountain in the square to be as picturesque as possible.</li> <li>3. Delivery of the pedestrian bridge between the town and the Discovery park is critical, together with new pedestrian and cyclist entrance. This will have various impacts, including safe means of access for children, older people and cyclists. Short term provision of infrastructure will encourage visitor accommodation/packages and make the town more attractive for business.</li> </ol>

		<p>4. Enhancement of the existing buildings should be encouraged and unauthorised parking on the N78 in the vicinity of the Discovery park should be discouraged.</p>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9ha. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under CC3)</li> <li>2. The Barracks is a protected structure in the ownership of the Office of Public Works and will be treated sensitively in any proposed development. Objective H6 as contained in Section 6.3 states that it is an objective to protect and preserve items of architectural and archaeological heritage from inappropriate development. This includes structures on the Record of Protected Structures. The plan does not militate against the possible reinstatement of such fountain, subject to proper analysis. A statement to this effect is recommended to be included under Section 7.4. ( See CC7 )</li> <li>3. Delivery of the pedestrian bridge is a priority in the plan and is supported. See RTA1 for PL1.</li> <li>4. A parking study is recommended under CC7 and should consider parking along the N78 at the Discovery Park.</li> </ol>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change recommended.</li> <li>2. See recommendation under CC7 above</li> <li>3. No change recommended.</li> <li>4. See objective under CC7 recommending that objective T11 under Section 9.5 be added to read as follows;  <i>“T11 To review town centre parking provision along the N78 and extending as far as the Discovery park”</i></li> </ol>		

Ref	Name	Summary
CC16	Kevin Brennan	<ol style="list-style-type: none"> <li>1. Concern about access to the Industrial zone “the Mills” due to a busy junction where the Ballinakill road meet the Clogh road and the access to the Prince grounds. This entrance is very tight for heavy industrial Vehicles.</li> <li>2. There are very few housing options for new employees. More residential land should be made available as the lands in the draft are insufficient and the number of sites identified may not proceed as private residential development.</li> </ol>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. All developments that could have a significant impact on traffic should be accompanied by a Traffic Impact Assessment (TIA). Future proposals for development will be assessed for Traffic Impact and where required should be accompanied by a TIA in order to consider the need for the upgrade of the junction with the Clogh road. This will form part of the development application process for future permissions.</li> <li>2. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation. Adjustment to the zoning has been</li> </ol>		

recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under See CC3.)
<b>Recommendation:</b> 1.No change recommended. 2. No change recommended.

Ref	Name	Summary
CC17	John Comerford	<ol style="list-style-type: none"> <li>1. Clebur Developments is acquiring a 4.235 Ha site at Ballyhimmin adjacent to Oak Hill and Acorn estates with access from these estates. It is intended to develop the site private housing to sell to families in the town, those who wish to move to Castlecomer and for sale and rent to Mr. Comerford's employees. Mr. Comerford is actively involved in Synergy (see CC7), which produced the "Town Tour" document, also submitted. Job creation is estimated to be 230 over the next five years, 5 times higher than the national average and 15 percent of town population. Site previously had permission for 82 houses.</li> <li>2. More houses will be required than anticipated in the plan, which is based on national averages.</li> <li>3. None of the "New Residential" lands contained in the 2009 LAP has been retained. Outlines the site history of the lands proposed to be zoned for "Residential" and "Low Density Residential" and reasons why the lands zoned will not be developed during the lifetime of the plan.</li> <li>4. Requests zoning of lands at Ballyhimmin based on anticipated jobs created, skills required and the housing to retain them in town. The site has capacity for 60 houses, 10% of which is to be retained for rental for staff, 20% sold to employees and 10% to social housing. The remainder will be sold on the open market.</li> <li>5. If land quantum cannot be increased, the Planning Authority should consider re-designation of "Low Density Residential" to "Phase 2 Residential", to come into play once exiting zoned lands are exhausted.</li> </ol>

<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9ha. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under CC3)</li> <li>2. The current allocation of 10.9ha already represents a 50% overzoning of land. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under See CC3.</li> <li>3. It is incorrect to say the Planning Authority dezoned all residential lands from the 2009 plan. The changes to the plan have been the result of a refocus Nationally to a more evidence based approach to zoning which restricts zoned lands in accordance with</li> </ol>
--

projections arrived at through the core Strategy. Accordingly, based on the best available projections and active land management approach, the Planning Authority considers that there are sufficiently robust mechanisms in place to release the lands zoned for housing over the lifetime of the plan.

Notwithstanding the above, with the deletion of the link road from the Creamery site to Love lane, the Planning Authority considers that the housing land on the Creamery site may be land locked for some time, which could frustrate housing delivery. Hence, to substitute, it is recommended that this area be included in the “Mixed use” zoning and that 0.5 Ha of land has been recommended for residential zoning adjacent to Oak Hill and Acorn estates at Ballyhimmin. (See CC3)

4. The 4.2 Ha lands at Ballyhimmin would have the capacity for 80 houses (as was granted under permission ref. 08/569), which is 58% of the future housing allocation for the town. Such allocation to one site is considered disproportionate considering the housing allocation available for the town in accordance with the Core Strategy. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under See CC3). This will allow for an immediate release of 12-15 houses.
5. The planning Authority has zoned 10.9 Ha which represents a zoning in excess of the Core Strategy allowance. this has been acknowledged by the Department. This quantum of zoning was arrived at through an evidence based approach. The phasing of zoning will not remove the zoning from the calculations and the department has already indicated that they will not allow additional zoning. The designation of the Low Density land proximate to the town centre as phase 2 in favour of the more remote lands does not accord with the model of sequential development promoted in the plan.

**Recommendation:**

1. No change recommended
2. No change recommended.
3. Delete the 0.5 Ha residential zoning on the Creamery lands and replace the zoning with mixed use. To compensate, zone 0.5Ha of the lands adjacent to Oak Hill and Acorn estates submitted under submission CC3
4. Part of the land at Ballyhimmin (0.5 Ha) is recommended for “New Residential” zoning. See 3 above.
5. No change recommended.

Ref	Name	Summary
CC18	Michael McGuire	<ol style="list-style-type: none"> <li>1. Requests that sufficient lands be allocated to residential housing in the next 8 years and beyond on sites that are quick to develop and convert into finished homes.</li> <li>2. Future development which cause additional traffic a the junction with the Prince grounds should require the upgrade of the junction so large vehicles exiting the grounds do not block the road.</li> <li>3. Council should provide lighting and footpaths leading to the Prince.</li> </ol>

**Response:**

1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation. The zoning already represents a 50%

<p>overzoning of lands. Also see CC3</p> <ol style="list-style-type: none"> <li>2. All proposed developments will have a rigorous assessment through the planning application process. The impact of traffic will be assessed as part of that process. Where developments are considered significant a traffic impact statement will be required. (See SCC2 above)</li> <li>3. Noted. This is a reasonable request that merits consideration. It can be included as an objective to investigate its feasibility and desirability.</li> </ol>
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change recommended.</li> <li>2. No change recommended</li> <li>3. Noted. The following objective is proposed under Section 8.5 “IE7 to investigate the provision of a footpath and lighting to the Prince sports grounds” .</li> </ol>

Ref	Name	Summary
CC19	Board of Castlecomer Discovery Park	<ol style="list-style-type: none"> <li>1. It is important that staff at the Discovery park and that businesses in town can live in the town and contribute positively to the enrichment of the town. Recommend that additional land be allowed for private residential housing and that low density zoning occurs closer to town so as to avoid ribbon development.</li> <li>2. Sees the military barracks as a building to be preserved and used as a tourism asset which should be developed during the life of the plan.</li> <li>3. The fountain in the square should be reinstated at an appropriate place in an appropriate place to compliment the strong sense of formality in the urban environment an highlight to visitors the historic significance of urban design and layout in the Architectural Conservation Area. .</li> <li>4. Access to good Broadband is essential to the future growth and development of the town.</li> <li>5. The footbridge has have positive impacts, including: <ul style="list-style-type: none"> <li>- Address safety risks to pedestrians to the park</li> <li>-Improve perceived ease of access between the venues</li> <li>-will assist in creating looped walks and add to the attractiveness of the town as a walking tourism town. Any infrastructural improvement will support the park and subsequently National Policy on the development of recreational infrastructure.</li> </ul> </li> </ol>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. The proposed plan is based on the best available projections for the period of the plan. The Department of Housing, Planning and Local Government has assessed the draft zoning and noted that by zoning 10.9 Ha where the projections only require 7.4 Ha, the Council is already exceeding the Core strategy allocation. Adjustment to the zoning has been recommended to provide for additional housing land at the Acorns and Oak Hill of the Kilkenny road. (see recommendation under See CC3.)</li> <li>2. The Barracks is a protected structure in the ownership of the Office of Public Works and will be treated sensitively in any proposed development. The Plan does not militate against the inclusion of the Barracks or any other protected structure such as the</li> </ol>		

<p>Courthouse in any proposed Heritage trail.</p> <ol style="list-style-type: none"> <li>3. The plan does not militate against the possible reinstatement of such fountain, subject to proper analysis. A statement to this effect can be included under Section 7.4.</li> <li>4. The plan supports the provision of Broadband. See Section 8.4 and Objective IE3.</li> <li>5. Delivery of the pedestrian bridge is a priority in the plan and is supported. See RTA1 for PL1.</li> </ol>
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change recommended.</li> <li>2. No change recommended.</li> <li>3. See recommendation under CC7 above</li> <li>4. No change recommended.</li> <li>5. No change recommended.</li> </ol>

Ref	Name	Summary
CC20	John Buggy	<ol style="list-style-type: none"> <li>1. Strategy as regards zoned lands for residential and housing requirements should be revisited. The Plan will not satisfy the requirements over the next number of years. Plan does not take account of the possible influx of new inhabitants into the town once the Avalon and the New Factory at the old Mills at the Prince grounds start to operate.</li> </ol>
<p><b>Response:</b></p> <p>1. See recommendation under CC3 above</p>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. No change recommended.</li> </ol>		

Ref	Name	Summary
CC21	P.J. and Margaret Phelan	<ol style="list-style-type: none"> <li>1. Love Lane was always a cul de sac. Don't want Love Lane to stop being a cul-de-sac. Problem with extra traffic and safety of children and the elderly.</li> <li>2. No objection to new houses across the road.</li> </ol>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. Having regard to the existing level of development on Love Lane, its layout and configuration and its junction with the Ballyragget road and Barrack Street it is considered appropriate to have Love Lane remain as a cul du sac. See CC2 above</li> <li>2. Noted</li> </ol>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. It is recommended that the accesses to Key Development Area 1 layout be amended, with the proposed link via Love lane to be deleted. Remove objective T3 linking Love Lane to the old creamery site. See CC2 above</li> </ol>		



Ref	Name	Summary
CC22	Michael Holden	<ol style="list-style-type: none"> <li>1. Objects to love lane being part of a large housing development and does not want Love Lane to be changed from a cul- de- sac to a through road. Will lose a lot of privacy and has no front garden.</li> </ol>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. Having regard to the existing level of development on Love Lane, it's layout and configuration and it's junction with the Ballyragget road and Barrack Street it is considered appropriate to have Love Lane remain as a cul du sac. See CC2 above</li> </ol>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. It is recommended that the accesses to Key Development Area 1 layout be amended, with the proposed link via Love lane to be deleted. Remove objective T3 linking Love Lane to the old creamery site. Also See CC2 above</li> </ol>		
Ref	Name	Summary
CC23	Richenda Brennan and Tom Holden	<ol style="list-style-type: none"> <li>1. Strong objections to making Love Lane a through road and any other changes to the lane.</li> <li>2. Concerns about the junction at the top of the lane.</li> <li>3. No plan for child friendly play areas</li> <li>4. Object to building in front and behind and alongside their home.</li> </ol>
<p><b>Response:</b></p> <ol style="list-style-type: none"> <li>1. Having regard to the existing level of development on Love Lane, it's layout and configuration and it's junction with the Ballyragget road and Barrack Street it is considered appropriate to have Love Lane remain as a cul du sac. See CC2 aboveSee CC2 above.</li> <li>2. Noted. See no 1 above.</li> <li>3. Play areas will be considered in any future application for housing at lands along Love Lane.</li> <li>4. Any objections will be dealt with in the course of a planning application.</li> </ol>		
<p><b>Recommendation:</b></p> <ol style="list-style-type: none"> <li>1. It is recommended that the accesses to Key Development Area 1 layout be amended, with the proposed link via Love lane to be deleted. Remove objective T3 linking Love Lane to the old creamery site. Also See CC2 above</li> <li>2. No change recommended.</li> <li>3. No change recommended.</li> <li>4. No change recommended.</li> </ol>		

#### **4. Matters Arising**

There are no matters arising.

## **5. Next Steps**

The members shall consider the Chief Executive's Report, and following this consideration the Local Area Plan shall be deemed to be made or amended, unless the planning authority by resolution, decides to make or amend the plan otherwise than as recommended in the Manager's Report, or decides not to make or amend the Plan.

If the Members decide to alter the Draft Local Area Plan, and the proposed alteration(s) would be a material alteration(s) a further period of public consultation will be necessary.

An Environmental Report and a Screening report for Appropriate Assessment accompanies the Draft LAP.

Alterations to the Draft must be screened to determine if an SEA or AA or both are required of any of the material alterations and what period is necessary for the carrying out of any SEA or AA.

This screening, and if necessary the SEA or AA, must be carried out before proceeding to the public consultation period and will be carried out as soon as possible after the Council's resolution. The public display of any material alterations is a minimum of 4 weeks during which submissions with respect to the proposed material alterations will be taken into account before the LAP is made.

Following the public consultation period a further Chief Executive's Report is prepared and the members must consider the Draft LAP, the alterations to the Draft LAP, any environmental reports and the CE's Report on any submissions received and decide whether to make the LAP with or without the proposed alterations.

## **6. Summary of Recommendations of the Chief Executive**

In total 27 submissions were received on the Draft Castlecomer LAP from a wide range of consultees including Government Departments, state agencies and the general public.

The submissions from the Department of Housing, Planning and Local Government and other statutory bodies are dealt with separately at the start of the report.

The report has assessed all submissions in detail and several of the submissions assessed resulted in recommendations for alterations to the published draft.

I recommend that the material alterations outlined in the report are accepted by the Council and published for a period of further public consultation in accordance with the requirements of the Planning and Development Acts 2000 to 2017.

---

Colette Byrne,  
Chief Executive