

Bennettsbridge Draft Local Area Plan - Proposed Amendments

In accordance with Section 20 (3)(e) of the Planning and Development Act, 2000 (as amended) Kilkenny County Council is proposing a number of amendments to the Bennettsbridge Draft Local Plan. These amendments have arisen following the Elected Members review of the Manager’s Report on Submissions received under Section 20(3)(c) of the Planning and Development Act, 2000 as amended.

The proposed material alterations to the text are outlined in below and may be read in conjunction with a copy of the Bennettsbridge Draft Local Area Plan. Proposed alterations to land use zoning designations and/or development objectives are shown in accompanying maps.

Where an issue was raised as part of a submission the reference number of the corresponding submission has been given e.g. DBX.

Deletions in ~~strikethrough~~
Proposed insertions in *italics*

Section 2

2.4 Historical development (DB11)

By 1914 a new school had been constructed in the village ~~and this building at present day functions as a private residence with the construction of the new school across the road in the 1990s.~~ *This school was extended and restored in the 1990s for use as a community centre. The neighbouring principal’s residence functions as a private residence. A new school was constructed across the road in the 1990s and has been recently extended.*

2.9 Community Facilities/Amenity/Recreation (DB11)

~~A weakness highlighted in the village was the lack of a doctor/health facility. At present village inhabitants have to travel to either Kilkenny or Thomastown.~~ *A medical surgery is located in the village in the clinic in Marian Place. There is no pharmacy in the village.*

2.12.3 N9 Upgrade (DB11)

Danesfort junction is located just south *west* of the village.

Section 4

Section 4.2 Future Growth based on the policy context (Matters Arising)

Replace 2 paragraphs “In order to maintain the role of Bennettsbridge...” to “up to 200 additional persons”

With

The County Housing Strategy was adopted as part of the County Development Plan in 2008. The preferred scenario in this was the central scenario which predicted a 16.7% county-wide population

increase to 2014. Applying this increase to the growth of Bennettsbridge results in a horizon of 799 people to 2014 (approx. 821 to 2015.). This additional 136 people (above the 685 recorded in 2006), at a household occupancy of 2.88 and average density of 20 dwellings per hectare, equates to 2.36 hectares. The Development Plan Guidelines recommend that enough land should be zoned to meet residential needs for 9 years, i.e. 1.5 times the projected demand. This equates to a land requirement of 3.5 hectares over the lifetime of the plan. See Section 4.3.3 for a detailed rationale.

Section 4.3.3 Zoning for New Residential Areas (Matters Arising)

1st bullet: A total additional population of ~~200~~ 136 persons over the lifetime of the plan would equate to an additional ~~71~~ 47 households.

Delete par. beginning – “In line with the population projections as outlined under Section 4.2 and the considerations as set out above...” to last bullet point.

Insert:

In line with the population projections as outlined under Section 4.2 and the considerations as set out above, a total of 3.5 hectares of residential land is required. In terms of residential units that could be provided the different landbanks are as follows:

- *A substantial tract of land has been identified which will be subject to a development framework plan. The total area of this is 10.76 ha (plus the GAA pitch which measures 2.18ha). The first phase of development will provide a maximum of 3.5 hectares of residential land. Further detail on this is outlined in Section 6.*
- *A small parcel of land to the south of the GAA pitch (approx. 0.45 ha) has been identified for housing. These lands are owned by the local authority.*
- *A small parcel of land has been identified adjacent tot the railway line (approx.0 .5 hectares). An estimated 5 to 10 units could potentially be provided here.*

Section 4.6.5 Public Transport (DB6)

~~There is currently no public bus service provided from and to Bennettsbridge and this was identified as a major weakness during the stakeholder consultation. In this regard, it will be a key policy of the Plan to investigate the feasibility of a local bus link to Kilkenny city. This shall be carried out in association with Bus Eireann or other private bus operators.~~

A bus service is provided for the village. A Bus Eireann route (no. 73) from Waterford to Athlone and Longford runs through the village. A private service is provided by Kilbride’s Coaches.

Action TTA1 To work closely with public and private agencies responsible for transport services in the provision of new services and supporting infrastructure, and to facilitate the provision of bus stops and shelters as appropriate

Policy TT2 ~~Kilkenny County Council will~~ *To provide for an upgrading and/or provision of new footpaths and lighting on all approach roads to Bennettsbridge and as indicated on the zoning map as resources and finances permit.*

Action: TTA2: To prepare a traffic management plan for the area including the school, church, graveyard and community centre.

Section 4.8.2 Recreational Walkways

The need for recreational walks in and around the village for locals and visitors alike was identified as a key issue during the public consultation exercise. In this regard, a number of potential walks have been identified and these are marked as specific objectives on the zoning map (see Appendix I).

Two particular new walkways have been identified in this LAP:

- ~~The first is an upgrade and extension of the existing but little used walkway along the river Nore which is also identified on a county wide level and in the County Crafts Trail. It is an objective to provide for an upgrading of the walk with suitable material and to provide benches and picnic areas along this.~~ *extension southwards of the existing walkway along the River Nore which forms part of the River Nore Valley Walk.*(DB6)
- ~~The second is identified in conjunction with the linear park to be provided along the small stream to the south of the village.~~ *along the small stream to the south of the village. The achievement of this is seen as a long-term goal to be achieved beyond the lifetime of this plan.* (DB10)

Section 4.10 Natural Heritage Policies (DB11, DB12)

NH2 To protect the integrity of the river corridor both in terms of its designation as a cSAC and important wildlife habitat as well as an important landscape feature ~~and area of outstanding natural beauty.~~

Add: Any proposed developments that have the potential to impact on a Natura 2000 site will be subject to a project level appropriate assessment. No projects giving rise to significant adverse direct, indirect or secondary impacts on the integrity of any Natura 2000 sites shall be permitted on the basis of this Plan (either individually or in combination with other plans or projects).

Section 4.11.1 (Matters arising) WS1 – Water Supply ~~Objectives~~ Policies

Section 4.11.2 (Matters Arising) Wastewater ~~Objectives~~ Policies

Section 4.12 Flooding and Flood Risk (DB6)

Policy FR3: To investigate, in conjunction with the OPW, the causes of flooding on the Annamult Road and possible solutions

Flood Map –quality of this map will be improved

4.13 Renewable Energy (DB6)

Section 4.13.1 Hydro power

The rich heritage of Mill buildings in County Kilkenny and the presence of two working mills in the village of Bennettsbridge are testament to the importance of hydro-power in the county over the centuries. *Hydro-electricity has been produced since 1922 on both sides of the river.* Kilkenny County Council welcomes the possibilities of *expansion of hydro-power* generation from the existing mills, weir and associated structures subject to amenity considerations and current accommodation capacities of the national grid.

Section 4.14 Waste Management and Recycling (DB11)

Insert: *There is an existing bring centre located beside the GAA field.*

Waste Management Objectives Policies

WM3: *To maintain a bring centre in the village.*

Section 4.15 Specific Local Objectives

(DB11) SO1 ~~Any future residential development in this area needs to be subject to detailed flood risk assessment carried out by a suitably qualified engineer. New housing in this area shall be of very low density and shall not be in excess of 3 units in total.~~

SO2 ~~To provide for a new children's playground at a suitable location (Matters Arising)~~

(DB10) SO3 ~~To provide for a new linear park along the existing stream and on the fields either side of the stream (as per the Open Space Zoning). As a long-term objective to provide a linear park along the stream in agreement with the landowners.~~

(DB10)-SO4 ~~Any new housing development on these lands shall address the existing stream and proposed new linear park to give passive supervision to the park and in the interest of good design to provide for an 'urban edge' to the park.~~

SO5—SO4

(DB6) SO6 ~~—To provide for a new picnic area in this approximate location in line with the upgrades to be carried out to the river walkway.~~

(DB6) SO7 ~~—It is a policy of Kilkenny County Council that improved pedestrian facilities shall be provided over the river Nore at Bennettsbridge. Any such proposal will need to have full regard to the status of the existing bridge which is a Protected Structure, the eSAC status of the River Nore and the designation of the overall area as an Architectural Conservation Area.~~

(DB12) SO1 *Any proposal for development on this land must come forward in the context of an overall framework plan for the entire area. Any such framework plan will address:*

- delivery of mandatory objectives*
- capacity of social and physical infrastructure (school)*
- phasing of development*

(DB6) SO2 *To ensure the existing right of way to the community slipway is retained*

Section 5

(DB6) The Strategy map on page 50 will be deleted.

Section 5.2.2 Key Opportunity Sites

Backland Opportunity Site (DB6)

~~A development opportunity exists on the lands to the rear of the primary school. These lands present an opportunity for a courtyard type development which is indicatively shown on the strategy map. It is intended that vehicular access could be provided through the side of the post office through the existing carriage arch.~~

Development potential exists to the rear of the primary school. Development of this area will only be allowed subject to safe access and parking arrangements.

Gateway Structure (DB6)

~~The possibility of providing a landmark structure on the Credit Union site exists to provide enclosure and to~~ *exists of providing a landmark structure(s) on the Credit Union site which would provide enclosure and signal the entrance to the village along the Thomastown Road.*

Kells Mill (Matters Arising)

~~The grain silos to the front of Kells Mill could be removed and the area thus freed up would have the potential to provide for a town park with views of the River Nore and to give a key recreational area and focal point to the village.~~

(DB4) ~~The Glanbia Site~~ *Employment area west of River*

Section 5.3 The Village Centre (DB6)

~~VC7 – To investigate the option of a stand-alone bridge with a particular view to identifying possible sources of funding for such a project.~~

Section 5.4 Pedestrian Crossing over the River Nore (DB6)

Policy: To investigate all options for improving pedestrian facilities (including lighting) over the River Nore. Any proposal will need to have full regard to the status of the existing bridge which is a Protected Structure, the cSAC status of the River Nore and the designation of the overall area as an Architectural Conservation Area.

Section 6

(DB5, DB6, DB8, DB12)

Replace entire chapter (text and graphics) as follows:

6.1 Introduction

The lands to the north of the village have been zoned to provide for residential expansion in line with the growth projections as provided in Section 4. Given the size of the area in relation to the existing village it is considered appropriate that these lands should be developed in accordance with some key parameters and that a number of key projects and facilities need to be provided in tandem with the provision of housing.

Therefore any proposal for development on this land must come forward in the context of an overall framework plan for the entire area. Any such framework plan will address:

- delivery of mandatory objectives
- capacity of social and physical infrastructure (e.g. school, other community facilities, water services etc.)
- phasing of development

Even though the entirety of the lands (approx. 10.76 ha) are zoned for new residential development, not all of the lands will yield residential development as the Local Area Plan provides for a number

of key elements to be delivered such as improved soccer facilities, as well as ancillary parking and a new multi-purpose facility which facilitates a range of uses such as community, recreation and sports training.

The area subject to the Framework Plan will cater for the expansion of Bennettsbridge over the long term. The framework is therefore further split into two phases. Phase 1 is to provide expansion areas within the period of this Local Area Plan and Phase 2 should be considered when all lands of Phase 1 have been developed, but in any event no earlier than the next LAP period (beyond 2015). A maximum of 3.5 hectares of residential land will be provided in the first phase, which will be for the lifetime of this plan. The quantum and phasing will be revised at the review of this plan post 2015.

6.2 Development Parameters

Mandatory objectives

The mandatory objectives to be provided are:

- a) a full-sized soccer pitch
- b) a multi-purpose facility which facilitates a range of users such as community uses, sports uses and playground etc.,
- c) Provision for 0.75 acres for graveyard expansion, and
- d) Connector road through site from Gowran road to Ballyreddin Road

Residential Density

An average density range of 20-24 units to the hectare will be applied across the development framework area. The density permitted for each phase will depend on the design quality of each individual application but in general the overall density on the framework lands should be in this range.

Open Space Provision

Open Space shall be provided in line with the standards and requirements as set out in the County Development Plan. Some off-set arrangements are possible in relation to the provision of improved soccer facilities in lieu of some of the open space requirements. This shall be subject to agreement with the Planning Authority at application stage.

Delivery of Multi-Purpose Facility and Sports Fields

A new multi-purpose facility which facilitates a range of uses such as community, recreation and sports training has to be provided on the subject lands and will need to be built into the overall roll-out of development in the framework area. Notwithstanding the above, it is considered appropriate that the delivery of the multi-purpose facility shall be negotiated with the planning authority at application stage.

The specification of this facility should, as a minimum, include an indoor sports hall which can also be used as a multi purpose hall for non-sport related events and shall include changing room facilities, ancillary general utility room(s) and a reception area.

The provision of a full-sized soccer pitch is also a requirement for the future development of the area.

Framework Plan Vision

The framework plan should provide for a fully permeable and recognisable, interconnecting network of streets, pedestrian and cycle routes, squares and public parks, along with varied and visually interesting buildings and vistas, connecting to the existing and proposed recreational facilities, the village centre, the primary school, public open spaces, between residential blocks and to existing and planned routes within the adjoining development.

Streets should be designed to give control back to pedestrians and therefore encourage healthy activity. This will be achieved by paying close attention to the design of street surfaces and planting which are integrated with traffic calming design. All open spaces are addressed and overlooked promoting natural surveillance of these areas and improving the general quality of life. Attractive and successful outdoor areas provide a quality public realm which is essential to providing each sector with its own individual identity.

6.3 Phasing

A maximum of 3.5 hectares of residential land will be provided in the first phase, which will be for the lifetime of this plan. The multi-purpose facility and soccer pitch must be provided as part of Phase 1.

The quantum and phasing will be revised at the review of this plan post 2015.

Section 7

Section 7.2 Zoning Objectives (DB3 and DB4)

Industrial/employment zone – The zoning objective identifies areas suitable for employment provision, including, inter alia, industrial premises, light industry, warehouses, small and medium sized enterprise, ~~and~~ office employment *and retail, appropriate to the scale and character of the village.*

Appendices

Appendix B (DB6)

Bennettsbridge National School

Detached T-plan former National School dated 1914, now is use as a ~~house~~ *community centre.*

Appendix C

Delete BB04 (DB6, DB9)

Include Bibliography

Department of Environment, Heritage and Local Government (2008), Sustainable Residential Guidelines

Department of Environment, Heritage and Local Government (2008) Urban Design Manual.

Map changes

Zoning Map – see attached map

Boundary of development framework area lands – will be altered slightly – Matters arising
Open Space zoning in Hillview estate changed from residential to Open Space (DB1)
Include lighting objectives (DB6)
Rezone area of open space (SO3) to agricultural (DB6, DB10)
Moth to a Flame from Residential to Industrial/Employment (DB6)
Remove SO2 (Matters arising) and SO6 (DB6) from map
Rezone SO1 from residential to open space (DB11) and remove SO1
Rezone SO4 from residential to agricultural (DB10) and remove SO4
Include new SO at development framework area land (DB12)
Change walkways – show River Nore Walkway coming from north as far as bridge (Matters arising)
Show local Indicative Walkways – from bridge out to Nicholas Mosse’s and along stream to south of village (Matters arising)
Area of land between the Ring and railway line from open space to residential off Station road P05/1161 and 05/1387 (Matters arising)
Identify slipway on map to west of Main Street with SO6 (DB6)

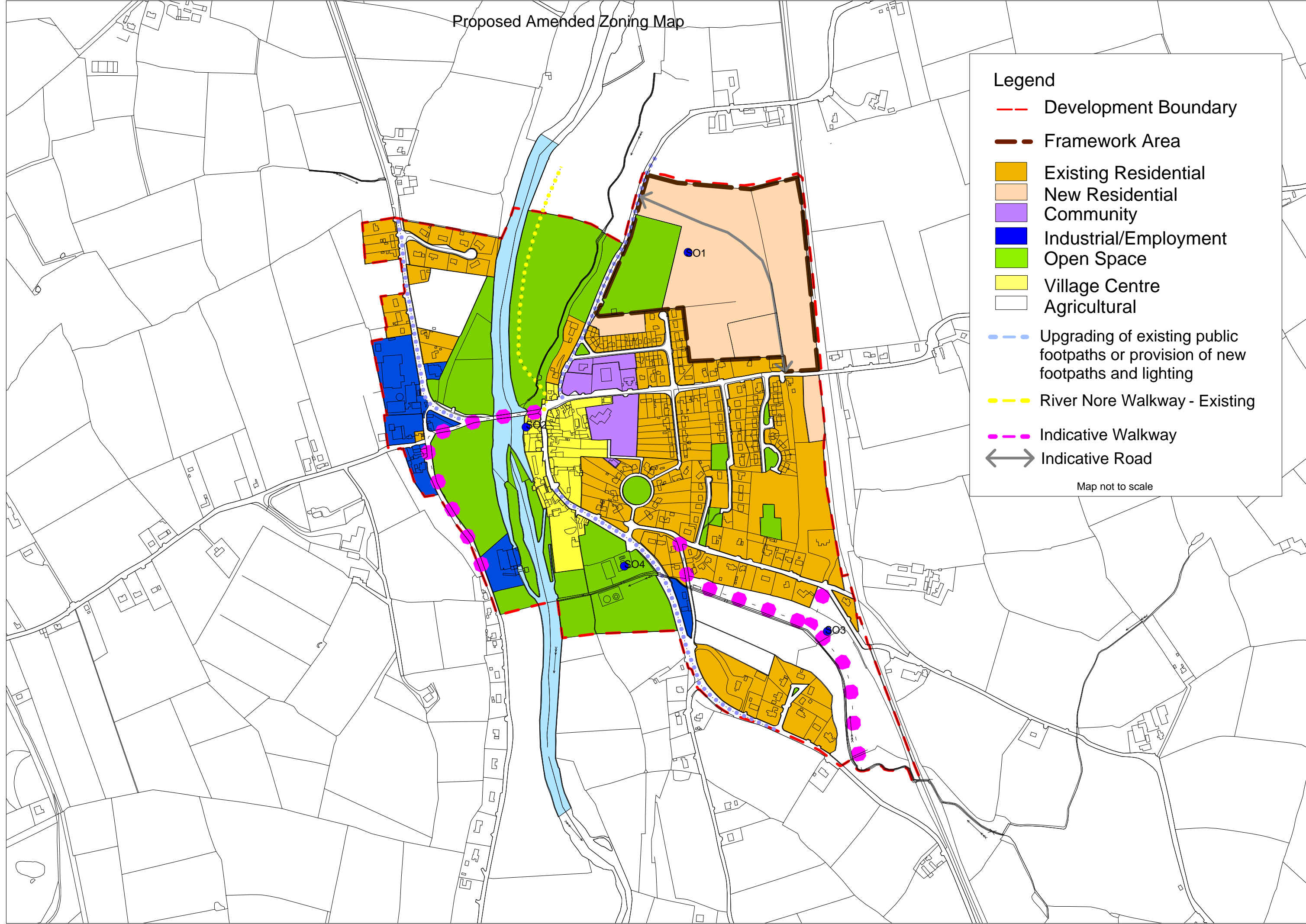
Built heritage map –

Correct location of kerbing on map and change title from paving to kerbing - NIAH 12312015 (DB6)
Remove BB04 (DB6)

Natural heritage map –

Remove protected view to west of village (DB6)
Remove protected view on Main Street into Mill (Matters arising)

Proposed Amended Zoning Map



Legend

- Development Boundary
- Framework Area
- Existing Residential
- New Residential
- Community
- Industrial/Employment
- Open Space
- Village Centre
- Agricultural
- Upgrading of existing public footpaths or provision of new footpaths and lighting
- River Nore Walkway - Existing
- Indicative Walkway
- ↔ Indicative Road

Map not to scale