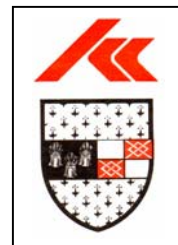


INISTIOGE

LOCAL AREA PLAN



**KILKENNY COUNTY COUNCIL
PLANNING DEPARTMENT
19th July 2004**



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1 INTRODUCTION

1.1 Legal Basis

As part of Kilkenny County Council's settlement strategy adopted in the County Development Plan 2002 it is the policy of the Council to carry out an extensive programme of Local Area Plans for settlements throughout County Kilkenny. This Local Area Plan for Inistioge is part of that policy initiative.

The legal basis for this plan is provided by the Planning and Development Act 2000 (Sections 18 and 19). The Act provides for the preparation of Local Area Plans for any part of the functional area of a planning authority. A Local Area Plan must be consistent with the objectives of the County Development Plan.

It must contain a written statement and maps indicating the objectives of the planning authority for the proper planning and sustainable development of the area to which it applies including detail on community facilities and amenities and on standards of design of developments and structures.

In the text of this proposed plan the plan itself maybe referred to as "the Plan" or "this Plan". In this Plan "the Council" or "the Planning Authority" shall mean Kilkenny County Council.

The Local Area Plan will remain in statute for a period of six years from the date of adoption, notwithstanding any review of the County Development Plan. The Planning Authority may amend or revoke a Local Area Plan at any time. The Local Area Plan will cease to have effect in respect of the Inistioge area where it is inconsistent with the provisions of the County Development Plan as reviewed. A Local Area Plan must be reviewed at least six years from the making of the previous Local Area Plan.

1.2 Planning Context

It is an objective of the County Development Plan, 2002, (CDP, 2002) Paragraph 7.8.2.1, to prepare Local Area Plans for particular areas, whether rural, urban or suburban as the need arises and as resources permit during the term of the Development Plan. Inistioge is a designated centre under the CDP, 2002. It is the policy of the Council to encourage housing development to locate in the designated towns and villages where infrastructural and social services exist or are planned to be provided.

The context within which the future of Inistioge is planned is its very dramatic location and setting along with its medieval and eighteenth century influences.

1.3 Locational Context

Inistioge is situated on the regional road the R700 between Kilkenny and New Ross. It is situated about 16 miles south of Kilkenny City and about 10 miles north of New Ross. The route taken by the River Nore and the increasing steepness of the River valley at Inistioge means that the village is surrounded almost completely by steeply rising high ground. (See Map 1 & Figure 1)

This landscape feature ensures that almost all approaches to the village are from high ground which means that various sequences of views of the village and the river are experienced before arriving in the village itself.

With the exception of the Square in the village and the flood plain of the river there is no other single level area in the village.

1.4 Previous Plans / Studies

A village study was prepared by the Council in 1978 which was a non statutory plan. Other studies/plans completed since then are a village profile carried out by Kilkenny County Council in 1995 as part of the urban and village renewal programme and a plan by the Inistioge Tourism and Development Group 1996 – 2001. These documents have been reviewed and taken into account in the preparation of this plan.

1.5 Historical Development

Inistioge may have originated as a Viking settlement as it is located at the lowest crossing point of the River Nore and we know that the Osraige defeated Olaf Cuaran, King of Dublin at Inistioge in 964.

The area was granted to Thomas FitzAnthony in 1169 and he established the Augustinian Priory in 1206. The priors developed the settlement but Inistioge declined after the dissolution of the Monasteries in 1540, and in 1566 the Priory lands were granted to Sir Edmond Butler.

Inistioge was incorporated as a town by James 1st in 1608 and weekly markets on a Friday and an annual fair on December 13th were established. In 1649 the town was besieged and captured by the Cromwellians.

Much evidence of medieval Inistioge can still be seen today:

- The vestibule of the Church of Ireland was part of the original Priory and fragments from the cloister have been incorporated into the north and east walls of the Catholic Church.
- The “Black Castle” in the churchyard behind the Church of Ireland was also part of the Augustinian Priory and is now the Tighe (Woodstock Estate) family mausoleum.

- The motte of Thomas FitzAnthony's first fortification is located behind the houses halfway up the hill from the Square and survives to a height of 10 metres and 12 metres wide at the top.
- The ruin of a three-storey fortified town house can be seen on the west side of the Square and between the Square and the river is another two-storey medieval structure. The upper level is a later re-modelling on the original base and we know this building was used as a courthouse during part of its history.
- St. Colombkilles Holy Well, tucked away in the north-east of the village has an elaborate entranceway incorporating a number of 16th Century carved stone panels which were probably salvaged from the Priory.
- There is a mention of a town wall in the 1608 charter but knowledge of the line of the wall over most of its length has been lost. However, there appear to be remains incorporated into the boundary walls of the houses running south from the fortified house on the Square.

Inistioge prospered in the 18th and 19th centuries and its development was intertwined with that of the Woodstock Estate. Woodstock was built by Francis Bindon in the late 1740's for the Fownes family and although the House is remote from the village, the main approach to Woodstock, the lower avenue and lodge and the Almshouses on the Square all attest to importance of the Estate.

The combination of the steep topography and the earlier medieval walled settlement pattern resulted in a dense concentration of buildings by the end of the 19th Century with a high proportion of fine two and three storey structures.

The relative density and elegance of much of this development gives Inistioge an urban quality which is unusual in such a small town and the concentration of public buildings set out informally round a sheltered space away from the River would be more typical of pre-renaissance Italy.

1.6 Urban Structure

The village is situated in the valley of the river Nore surrounded by lofty hills. These landscape features ensure that almost all approaches to the village are from high ground which means that various sequences of views of the village and the river are experienced before arriving in the village itself.

All the principle approaches are attractive and vary from interesting to dramatic.

The most dramatic approach is that from the south side when on rounding the sharp left hand bend at the entrance gates to Woodstock Demense a tremendous panorama of village, river bridge and mountain in the background suddenly opens up and comes into view.



Fig 1: View from outside the gates of Woodstock Gardens

The difference in level between this point and the square in the village over a distance of some 560 metres is of the order of 56 metres.

Dramatic views are also experienced from the Graiguenamanagh Road from the east.

From Thomastown the village is approached almost unawares, whilst on the approach from New Ross it is only when one turns left onto the bridge that the river and the compact village on its bank is discovered.

The approach from the road on the east bank of the Nore is also of high scenic quality and various views of the village are seen through the trees across as one rounds the sequence of bends until finally the full view of the bridge itself appears.

An examination of the layout of Inistioge shows up a jumble of buildings, streets and spaces. This jumble of buildings and the steep and varied contours combine to give an interesting townscape environment.

From an examination this compact village can be broken into three main areas:

- The water front area with the bridge.
- The village centre around the square and churches.
- The remainder of the village (the approach from the south, the mill road and the Thomastown road)

1.6.1 The Water Front

There is a strong visual impact from the river itself and the relationship between the river, the bridge and the terrace of buildings adjoining gives this area a very high quality townscape. It has open space enclosed by a terrace of buildings and a significant bridge structure as a feature over the river. The buildings here are two storey.



Fig. 2: View of Inistioge from the east bank

1.6.2 The Centre

The centre of the village consists of the village green and the area around the churches. The buildings around this area provide a fine backdrop to the space itself. The Church of Ireland church provides closure to the view looking northwards while the house groupings and the uphill road help to give closure to the west side. The village green itself is surrounded by a mixture of dwellings and commercial premises and provides an immediate sense of place and having arrived.

The full potential of the area is not realised as there is a lack of directional stability and insecurity due to the expanse of tarmac and the existing road pattern. There is a lack of definition for the movement of vehicular traffic and for pedestrian movement.



Closure provided by the church looking north



Lack of directional stability from large tarmac area

1.6.3 The other approaches

Following the initial panoramic view of the village at the entrance to Woodstock gardens, the first terrace of houses down the hill on the eastern side of the road give an indication of the scale of things to come.

The street winds first right then left then right again and finally downhill into the square. This gives a series of views in sequence each of which is closed by a critical building keeping until, the very last moment the view of the village centre itself.

The remainder of the village can be broken into three further sub areas.

The first of these is immediately to the west of the Woodstock road is a grouping of houses which provides a well kept environment of pleasant scale.

The second is the area to the rear of the Catholic Church around the bridge over the stream. It has a good combination of elements with stream and bridge and a disposition of buildings of intimate scale and providing a pleasant character.

The third area is along the “Strad na boursha” where there is a group of houses pleasantly located beside the stream, intimate in scale.

1.7 Population

In 1981 the population of the village was given as 238 persons in total. By 1986 this had increased to 267. There was a small decrease in population to 261 in 1991 and this dropped by one to a population of 260 in 1996.

The most recent census of population (2002) has enumerated the population at 266 persons. This shows that in recent times the population of the village has increased and stabilised at around the 260 level.

1.8 Planning History

There has been a significant number of planning applications for Inistioge over the recent past with a number of planning applications for multiple housing developments. The County Council also have proposals for social housing in the village which are currently being developed.

1.9 Designations

1.9.1 Natural Heritage Areas and Special Area of Conservation

Inistioge is situated on the River Nore, which is a designated Natural Heritage Area (NHA) and is also a candidate Special Area of Conservation (SAC), Site Code 002162, River Barrow and River Nore. Natural Heritage Areas are landscape areas with particular scientific, amenity and natural interest.

The flood plain on the western side of the river Nore is also a proposed Natural Heritage Area, Site Code 000837, Inistioge, due to the presence of the rare and protected meadow saffron (*Colchicum autumnale*).

The ice house at Inistioge is also a proposed Natural Heritage Area (Site Code 002094) due to the presence of a summer bat roost.

1.9.2 Archaeology

Inistioge is identified in the Urban Archaeological Survey, County Kilkenny, 1993, as having a Zone of Archaeological Potential. These zones have been identified by the

Minister for the Environment Heritage and Local Government for general protection. Details of monuments within the zone of archaeological potential are shown on maps accompanying the Urban Archaeological Survey and these documents can be inspected at the County Council's planning office. The zone of archaeological potential is illustrated on Map 3.

The Records of Monuments and Places (RMP) of County Kilkenny identifies archaeological sites throughout the county. These recorded monuments are protected under the National Monuments (Amendment) Act 1994. The maps (i.e. the sites and Monuments record for County Kilkenny) showing the archaeological sites throughout County Kilkenny are subject to updating. The RMP is not an exhaustive list of all archaeology in existence. The RMP for County Kilkenny is available for inspection at the Planning Department in County Hall.

Inistioge town is identified as a National Monument due to its rich archaeological heritage (KK 032-017) and is protected under Section 12 of the National Monuments (Amendment) Act, 1994. There are a number of sites identified, such as the site of the motte, the market/ fair place and wayside cross. All are recorded in the Record of Monuments and Places, ref. KK032-017-KK032-018, and shown on the Conservation map, Map 3.

1.9.3 Record of Protected Structures

Inistioge has a number of protected structures recorded in the County Development Plan, 2002, Record of Protected Structures. As part of this plan an architectural assessment of the existing buildings in the village has been carried out, and the Record will be amended in accordance with this assessment under a separate statutory process. The existing Record of Protected Structures is shown in Appendix 1.

1.9.4 Ecology

An Ecological Survey of the Inistioge area was carried out by an Ecologist as part of this plan process. A number of areas of ecological interest were identified, as outlined in Appendix 2.

1.10 National Spatial Strategy

The National Spatial Strategy was published in 2003, and this has set out a strategy for the location of development in the region. This has identified Kilkenny City as a hub, and Waterford City as a gateway¹.

The Strategy also makes reference to the network of villages that has developed throughout the south east region, with the support of a traditionally prosperous agricultural base. In the context of falling farm-based employment the Strategy states that there is a need to address the development of these villages, and to enhance the attractiveness of them as residential areas and locations for other functions, such as tourism, drawn to the region by the Waterford gateway and the extensive network of

¹ Gateway – a nationally significant centre, whose location and scale supports the achievement of the type of critical mass necessary to sustain strong levels of job growth
Hub – a town that links the capability of the gateways to other areas

larger urban centres throughout the region. Such initiatives could include local infrastructure servicing programmes either by local authorities or in partnership with the private sector, the acquisition of key sites that unlock potential for back-land development and complementary policies to encourage people to live in villages by making them more pleasant places to live.

1.11 Public Consultation

The Planning and Development Act 2000 introduced statutory Local Area Plans and a requirement that planning authorities take whatever steps are considered necessary to consult the public in preparing a local area plan.

Through the County Development Board local community groups and organisations were identified and these were informed of the Council's intention to make a Local Area Plan. They were invited to make submissions to the Council. In addition to that statutory bodies and Government agencies were notified and invited to make submissions.

A number of written submissions were received both from local organisations and government agencies and have been considered in the preparation of the Local Area Plan.

As part of the public consultation process a public meeting was held in Inistioge on Wednesday 10th April 2002 at which approximately 31 people from the local community attended including elected members for the area. The meeting was advertised through the local press the local radio and the community organisations.

The meeting was held in order to learn of the views of the participants, which would be an input into the preparation and compilation of a plan for Inistioge. A questionnaire was distributed to each participant, which requested them to evaluate various issues as they related to Inistioge and to make recommendations as to how problems could be improved. The twenty headings which selected for discussion were which were as follows:

Community Facilities/Amenity / recreation
Education
Housing
Street lighting
Population
Street furniture
Employment
Boundary treatment of approach roads into the village
Maintenance of buildings
Tidiness
Services
Water supply
Car parking
Transportation / roads / footpaths
Advertising

Healthcare
Signposting
Preservation
Tourism
Waste Disposal

The community was divided into 5 groups of 6. Each group then discussed the topics listed with the Council staff facilitating the discussion within each group.

Following the completion of the questionnaire a map of Inistioge was distributed to each group. The groups were requested to identify on the map how the village should expand and to represent their own objectives for the development of the village on the map. There was significant contrast between the groups for the development proposals for the village.

Much useful, detailed information was provided at the meeting, which was used to compile a profile of the area. The findings achieved from the questionnaire revealed a range of views and recommendations from the respondents. These points have been considered in full, and have contributed to the drafting of the objectives and policies within this proposed Local Area Plan.

2 POLICIES AND OBJECTIVES

A total of twenty headings were discussed at the public consultation meeting. Each heading is dealt with below, in a structured format. First, the issues raised by the participants at the public consultation are outlined. Second, the existing situation, based on survey, research work and local information gathered, is discussed. These are then used to formulate policies and objectives under each heading.

2.1 Community Facilities/Amenity / recreation

The strengths seen within the village were listed as follows: the hurling club and its facilities, the swimming slip, the many walks around the village, the river and its associated fishing, the Woodstock museum, the boat club, the scout field. A strength for the village was stated to be its natural beauty.

Weaknesses highlighted for the village was that there was no children's amenities such as a play ground.

A significant weakness identified by the local population in the village was the lack of a community hall. At present the school hall is used for all meetings and functions.

Also a need was highlighted for a public car park to cater for tourists arriving in the village and to avoid indiscriminate parking of buses and cars on the square. A number of different locations have been suggested and these have been included in this plan on the zoning objectives map.

The carrying out of amenity or maintenance works could have an adverse impact on the quality of the SAC, and therefore prior to any works being carried out it is advisable to consult with the Wildlife Service.

Policy	To encourage the better use of existing facilities and assist in the provision of new facilities for outdoor recreation/leisure activities, which are based on the natural amenities and resources of Inistioge and the surrounding area.
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Objectives:	<p>To promote and facilitate the development of a multi-purpose community hall within the village for the benefit of all at a suitable location</p> <p>To enhance and protect the quality environment along the River Nore in the village</p> <p>To promote and facilitate the provision of a playground on a suitable site for the use of the existing, future and visiting population of the village</p> <p>To promote and facilitate the provision of a public car park for the village in partnership with the local community</p>
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To encourage and facilitate the development of swimming at the slip

To encourage and facilitate the development of boating facilities at Inistioge in conjunction with Inland Waterways Ireland, the local community and development groups

2.2 Education

The strengths of the village lies within the existing national school and the local privately run Woodstock preschool. These were seen as good facilities but there was an issue of traffic safety at the school, with a need for improved warning and traffic calming. With regard to adult education it was felt that the situation could be improved.

For the school year 2002 – 2003 the national school accommodated about 125 pupils in 5 classrooms. The school is situated on a relatively small site with a small greenfield play area north of the existing building which is used for recreation by the school. There is limited room for expansion of the school facilities on this site.

The nearest secondary schools are located in Thomastown, New Ross and Kilkenny.

The need for life long learning is recognised by the Local Authority. The Local Authority, through its county wide policies and objectives, supports the provision of life long learning opportunities for the residents of the County.

Objectives: To support and facilitate the provision of primary school facilities to cater for the needs of the village and its hinterland

To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population

2.3 Housing and Population

The consensus from the public meeting was that new housing in the village was a welcome development, but with certain provisos such as, it should be in the form of selective and tasteful development within the general village area. There should be affordable housing for local people. If ribbon development is to be avoided alternative development options should be provided.

It was expected that population should increase in line with housing development taking place as permanent residences and not holiday homes.

Objectives: To ensure that an adequate amount of land is included in the development boundary of the village to cater for its envisaged expansion over the period of the plan

To implement the housing strategy contained in appendix A of the County Development Plan 2002

To facilitate the improvement and expansion of the existing council built housing scheme in partnership with the residents

To have a good social mix in new residential developments providing for a range of unit types and sizes

To protect the residential amenity of existing dwellings

To ensure a high standard of design, layout, open space, landscaping and variation in house type and size in new residential development

To ensure that new housing within the village is provided in order to cater for permanent residential population and not holiday homes

2.4 Street lighting

Deficiencies in street lighting were outlined at the church, the bridge, the mill road, and Coolshane. It was suggested that flood lighting of the bridge and the churches would be good. It was also pointed out that the lamp posts in the village should be more suitable than that provided now.

A review of public lighting will be carried out during the period of this plan with a view to identifying priority areas in need of improvement.

Within the village the existing wires and related poles associated with the provision of street lighting and telecommunications is a blight on the streetscape of the village square and detracts from the visual appearance of Inistioge.

Recognition must be given to the removal of the wirescape from the area around the square in the past and the positive affects on the visual appearance this has made to the square.

Objective: To provide quality lighting throughout the village and in particular at the following locations as finances and priorities permit, in accordance with best conservation practice and in consultation with the local authority conservation officer and heritage officer:

- At the churches in the square
- At the bridge and Mill road

To carry out a review of public lighting after 2003

To underground existing wires and related poles associated with the provision of street lighting and telecommunications within the village as the opportunity arises

To investigate the possibility of floodlighting the bridge in Inistioge in consultation with the local authority conservation officer and heritage officer

To explore options for floodlighting of the Tower house on the square and the castle at the river amenity area in accordance with best conservation principles and in consultation with the local authority conservation officer and heritage officer

2.5 Street furniture

It was identified at the public consultation that more street furniture was needed throughout the village - in particular seats at the river, the square, the green and the old barracks.

Objective: To facilitate the provision of seating and associated street furniture at strategic locations in the village e.g. at the square and along the river bank as resources and finances permit

2.6 Employment

There are no major industries in the village. Tourism was seen as the major employer and economic driver in the area. At the consultation there was a feeling that there should be someone employed to preserve the cleanliness of the area.

The Council has at present one person employed whose duties include maintenance and cleaning of Inistioge.

Objectives:

- To support the sustainable development of tourism in the Inistioge area generally through local authority policies and objectives
- To continue to develop Woodstock gardens as an amenity for tourism development and as an amenity for local residents
- To facilitate the development of the River Nore for boating and fishing as part of a sustainable development policy for tourism in the area
- To maintain and enhance the role of Inistioge as a local service centre for its rural catchment through local authority policies and objectives
- To maintain and enhance the role of Inistioge as a tourist destination within County Kilkenny based on its inherent strengths such as its landscape setting, historic value, and Woodstock gardens

2.7 Boundary treatment of approach roads into the village

The state of the river wall along Rock road was highlighted as being in need of repair.

The bridge over the River Nore is an important structure of high natural and built heritage value in the village. It is a protected structure and also provides a very important crossing point for traffic. It is also a potential roosting site for bats (a

protected species). Any proposed works to remove vegetation and/or clean stonework could have a significant negative impact on its heritage value. Floodlighting can have negative impacts on bat roosting site. Any proposed works to remove vegetation, clean stonework or install floodlighting should be done in consultation with the local authority heritage officer and conservation officer.

Objectives: To investigate appropriate methods of cleaning and repairing the bridge crossing the river Nore in Inistioge, a protected structure, in accordance with best conservation practice and in consultation with the local authority conservation officer and heritage officer

To investigate the possibility of floodlighting the bridge in Inistioge in consultation with the local authority conservation officer and heritage officer

To retain existing stone walls in the village and its environs where possible and to seek their replacement where such walls have to be removed in the interests of safety.

2.8 Maintenance of buildings

Both castles within the village (at the maltings and at Jim Walshe's) were highlighted as being in need of repair and maintenance. A house at the corner of the square was highlighted as in the early stages of becoming derelict. Work is needed to be done to clean it up and prevent it becoming derelict. Also the garage on the Kilkenny road was seen as in need of attention to improve its appearance.

There are portable buildings at the GAA field which do not make a positive visual contribution to the village. The County Council yard located behind the square was highlighted as in need of attention visually, particularly the entrance.

Any proposed works on National Monuments requires prior approval from the Heritage Service of the Department of Environment, Heritage and Local Government.

Objectives: To implement the provisions of the Derelict sites Act 1990 as resources permit with a view to the elimination of derelict sites within the village

To investigate the improvement of the existing castle on the square in terms of visual improvement and /or restoration of the castle for a new use in consultation with the local authority conservation officer and heritage officer

To investigate the cleaning and visual improvement of the castle at the rear of the square to the east in consultation with the local authority conservation officer and heritage officer

To encourage and provide for the sensitive redevelopment of derelict sites in the village

To maintain the appearance of the Council yard to a high standard

To investigate the feasibility of restoring the tower house on the square for a suitable community/tourist use

To investigate the visual improvement of the bridge in consultation with the local authority conservation officer

2.9 Tidiness

Although tourism was seen as a positive thing in terms of employment and economic development of the village one of the negative things associated with tourism was the resultant litter which resulted for visitors to the village.

It was welcome that there was a person employed to do street cleaning in the village and it was felt that this level should at least be maintained. The existing litter bins are abused and the abuse of the bins could be discouraged by a better design.

2.9.1 Tidy Towns

The Tidy Towns group in the village have consistently done well in the competition over the years and the effort and commitment over this time paid dividends in 2003 by Inistioge gaining the highest mark in the County outside Kilkenny City.

Further developments are proposed by the Tidy Towns committee for the amenity area by the River and the Square in the centre of the village. These proposals are contained in this plan in Appendix 4. The Tidy Towns intend to secure funding for these proposals and implement them over a period of years.

2.9.1.1 The River Bank

As part of this plan an amenity scheme has been prepared in conjunction with the Tidy Towns group for the area beside the river which involves the relaying of the paths, seating, tree planting and the possibility of a small children's playground and re seeding and planting of the grassed areas. Details of the proposed scheme are contained in Appendix 4.

2.9.1.2 The Square

As part of this plan an amenity scheme has been prepared in conjunction with the Tidy Towns group for the square in the village. It is proposed to clean the monuments on the square, provide new paths and seating and to regulate the trees by means of additional planting and removal of existing cherry trees. Details of the proposed scheme are contained in Appendix 4.

Policy:	To continue to facilitate and support the Tidy Towns effort of the local community in developing and fostering a spirit of local civic pride
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<p>Objective: To maintain the existing bridge and explore options for floodlighting in accordance with best conservation principles and in consultation with the local authority conservation officer and heritage officer.</p> <p>To maintain the castle at the River amenity area and explore options for floodlighting in accordance with best conservation principles and in consultation with the local authority conservation officer and heritage officer</p> <p>To explore options for floodlighting the tower house on the square in accordance with best conservation principles and in consultation with the local authority conservation officer and heritage officer</p> <p>To investigate the feasibility of restoring the tower house on the square for a suitable community/tourist use</p>
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2.9.2 Graveyards

Before work is undertaken in a graveyard, ownership and legal status should be checked carefully. A licence is required from the Department of the Environment, Heritage and Local Government prior to undertaking any work on any graveyard that is a Recorded Monument. A useful publication is *“The Care and Conservation of Graveyards”* produced by the Office of Public Works. The local authority heritage officer or conservation officer should be contacted for further information.

2.10 Services

There was a general feeling that the village lacked services which were listed as:

- No function room in the village for weddings social gatherings etc.
- No diesel/puncture repair service
- No automatic teller bank machine
- No credit union
- It was felt however that the public toilets were okay but that a sign was needed.

While some of the services listed above during the consultation exercise may be provided within the village it may not be commercially viable for other services such as an ATM to be provided in the conventional way given that Inistioge does not have a branch of any of the main high street banks. Inistioge does have a post office which does offer cash dispensing facilities for one of the main banks.

In this regard the Council would be supportive of other measures to increase the range of financial services available through the post office and other commercial outlets in the village.

In general Inistioge relies on Thomastown, New Ross and Kilkenny for the majority of the higher order services such as major shopping secondary schools etc.

Objective: To encourage and facilitate the expansion and development of services through the local post office and other commercial outlets in the village through local authority policies and objectives.

To maintain and enhance the role of Inistioge as a local service centre to service the needs of its present and future population through local authority policies and objectives.

To facilitate the expansion of services to cater for the development of the tourist industry in the area

2.11 Sewage Treatment

There was general dissatisfaction with the level of sewage treatment. It was felt that the existing plant should be upgraded to cater for the village.

Inistioge is served by an existing piped sewerage network which serves the built up area of the village. The network of pipes is a partially separate system.

The treatment plant for the village is located downstream of the village and the designated bathing area. The discharge point is also downstream of the village and the designated bathing area. The treatment plant is a septic tank with primary treatment only with a design capacity of 700 population equivalent (PE). The current estimated loading on the plant is 600PE.

For development to proceed within the village, it will be necessary for development proposals to address the effects imposed on existing water services (water supply, foul drainage and storm drainage systems).

The Council will seek to secure the upgrading of the existing water services through agreements with developers and/or landowners as appropriate.

Policy: To ensure that the necessary sewerage facilities to serve the needs of all development within the village and to prevent pollution are provided

Objectives: To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate

To maintain and improve sewerage services and to upgrade the treatment system to full secondary treatment as resources and finances permit

To preserve free from development the way leaves of all public sewers

2.12 Surface Water Drainage

It is an objective of the Council to secure the disposal of surface water associated with developments to avoid increase in the risk of flooding. This objective is to be

achieved in keeping with modern good practice and having regard to the characteristics and attributes of each site.

Policy:	To seek positive surface water drainage incorporating discharge flow attenuation for all green field site developments other than those that are isolated and small in scale and unlikely to increase the risk of flooding.
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This means that all storm water shall be collected in a storm water pipe network with attenuation and disposed of to a watercourse, and shall not be directed to a soakpit. It will be the responsibility of the developer to prove that the pipe network and/or watercourse into which discharge is proposed has an adequate capacity, and will not give rise to flooding off site.

Ground soakage for roof water from houses may be permitted subject to the developer establishing that site is suitable.

The onus is on the developer to establish that the receiving drainage system and/or watercourse can cater for the discharge without increased risk of flooding off site.

2.13 Water supply

The village at present is adequately served by public water supply. The supply however from the Coolshane pump house was seen as unreliable. The pump control box at the entrance to Woodstock was highlighted as being in need of painting. A holding tank is located at Knockrory.

Policy:	To provide water in sufficient quantity and quality to serve the needs of the existing and future population of the village
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Objectives:	To provide sufficient water to serve all lands zoned for development in this plan
	To continuously monitor water quality in the area to ensure the maintenance of high water quality standards
	To preserve free from development the way leaves of all public watermains.

2.14 Car parking

The shortage of car parking in the village is a problem. Apart from the square there is no public car park in the village. This results in indiscriminate car parking in the village square of cars and tour buses. There is a definite need for additional car parking in the village. The GAA field was suggested as a possible location for such a facility.

Policy:	It is the policy of the Council to facilitate the development of additional car parking to serve the village generally. This will be achieved through consultation/negotiation with the local community.
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Objective:	To ensure that adequate car parking spaces are provided in all new developments
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2.15 Transportation / roads / footpaths

Through traffic is a major problem in the village particularly the heavy goods vehicles which have to negotiate the bridge and the narrow streets. The speed of traffic at the school was a concern that was highlighted that should be addressed. Traffic calming measures such as rumble strips were suggested as a means of dealing with this problem.

The junction of the road leading to the boat slip was identified for improvement to allow better access from the New Ross direction. The speed of traffic on the New Ross road was seen as an issue with traffic calming measures seen as being urgently required.

A footpath and public lighting was seen as being required along the Thomastown road. The footpath from the bridge to the boat slip road is in need of repair. The concrete footpath at the square is ugly.

It is recognised that Inistioge suffers from the problems associated with through traffic and in particular with the problems associated with heavy commercial vehicles trying to negotiate the narrow streets and right angle bends within the village at the river side and in the centre of the village.

The R700 is the main road which traverses the village. It is a very important route linking Kilkenny with the port towns of New Ross and Rosslare. There is a lack of alternative routes for heavy vehicles.

The 1978 study did put forward a number of solutions to the problem of through traffic which have been given a preliminary re-examination by the roads design office of Kilkenny County Council. The options put forward at the time were:

- (a) Improvement of the road on the east bank of the river Nore between the bridge at Inistioge and a point north of Brownsbarn Bridge.
- (b) The construction of a western by pass.
- (c) The construction of a new road to south of the village as continuation of the Inistioge Bridge as far as the "river gate" and the improvement of the existing road between this point through the village square as far as the Church of Ireland church.
- (d) The construction of a new road east and north of the village.
- (e) The construction of a completely new bridge upstream of the existing bridge

Option (a)

This alternative route would involve the upgrading of an extremely long local road. The existing road is narrow in cross section, is fronted by ribbon development and has a poor realignment. In particular the vertical alignment is steep along much of the route making it unsuitable for heavy vehicles. The cost of this option is likely to be prohibitive.

Option (b)

A western bypass would be extremely difficult from an engineering point of view due to the topography on this side of the village and may also be aesthetically undesirable, as significant earthworks would be required.

Option (c)

The improvement of the internal road network would cause much disruption during construction and would alter the character of the village. It would not remove the need for heavy vehicles to pass through the village or over the narrow bridge that crosses the river Nore.

Option (d)

This would have the advantage of taking through traffic out of the village centre. It would however create serious problems at the waterfront amenity area to the detriment of the environment there, and also compound an already difficult bend at the bridge.

Option (e)

At first glance, a north-eastern by pass would appear to be the preferred option. This would involve a new bridge crossing of the River Nore upstream of the existing bridge but the route would be much shorter and less difficult to construct than the western bypass option.

Traffic management of HCV traffic could also be an option particularly when the new N9 route is complete. This may involve diverting HCV traffic away from Inistioge along the N9 route. This would mean a greater travelling distance for the HCV traffic but may help to eliminate the need for a bypass for the village.

Policy:	To reduce to a minimum the number of heavy commercial vehicles passing through the village
	To provide a safe traffic environment at the National School that will prioritise the safe movement of children and adults

Objective:	To provide a by pass for the village. To this end it is further an objective of the Council to investigate in detail how a bypass may be provided from one of the five options outlined taking into account all the relevant criteria
	To evaluate the existing traffic situation and provide traffic calming measures at the school to ensure safety for all concerned

To provide a safe management system in the village that will secure the safe movement of pedestrians, cyclists and drivers alike

To provide a carpark for public use in or near the village in co – operation with the local community

To prepare a traffic plan for the area in front of the Catholic and Church of Ireland churches to provide for directional stability for vehicles and pedestrians and reduce the large area of tarmac

To provide a safe, sound surface to all roads within the village

To investigate the possibility of preparing a HGV traffic management system for the village during the lifetime of the plan

To co-operate with bus operators to review the frequency of bus services to and from Inistioge

2.16 Advertising

There are too many signs on the Thomastown road. The council should monitor the signs. Signs in the village are a danger to traffic.

All advertisements and advertisement structures other than those exempted under Part II, Second Schedule of the Local Government (Planning and Development) Regulations, 1994, shall be the subject of a formal planning application. Advertising signs poorly sited and designed or in groups, can detract from the appearance of an area or a building and therefore interfere with the amenities of the area. This is especially so when they are out of scale and character with their surroundings. In general Inistioge does not suffer from a proliferation of commercial signage. However some untidiness due to signage has been noted in Tidy town reports in the past.

Policy: It is the policy of the Council to control advertising signs as follows:

- Favourable consideration may be given, in consultation with business groups, to the erection of composite advance signs on which the facilities available in the village will be declared, due to the damage which a proliferation of large competitive advance signs can cause to the appearance and image of the important entrance routes to the village.
- Signs will not be permitted where they interfere with the safety of pedestrians, the safety and free-flow of traffic or if they obscure road signs.
- Signs shall be sympathetic in design and colouring, both to the building on which it will be displayed and its surroundings.
- Signs shall not obscure architectural features or details.
- Signs will not be permitted above eaves or parapet levels.
- Traditional painted sign writing or solid block individual lettering will be encouraged as will traditional or wrought iron hanging signs. The use of neon, plastic, PVC, Perspex flashing, reflectorised or glitter type signs on the

exterior of buildings or where they are located internally but visible from the outside will be prohibited.

- Projecting signs, banners and flagpoles will be restricted in size and number to prevent clutter.
- Temporary hoardings may be approved where they can be used for screening of building sites or land, which is unsightly.
- Signs attached to buildings are preferable to those on free standing hoardings.
- Signs shall not be permitted to project above the roofline of buildings

2.17 Healthcare

There is no pharmacy in the village. There is a South Eastern Health Board clinic which is located on the east bank of the river which does provide a range of services for the local community.

Thomastown, which is about 6 miles away, provides the pharmacy services for the village.

2.18 Signposting

The timber signs used were seen as being attractive and attracted much praise. The existing metal signs at the entrance to the village with the village name were seen as being of poor quality.

It was suggested that there should be a standardised approach to signs so that tourists can find appropriate accommodation.

Objective: To upgrade the existing village name signs on the approach roads to the village

2.19 Conservation

The “heart” of the village should be preserved and was seen as very important. Also of importance from the point of view of preservation were the bridge and the roads. Selective and tasteful development within the general village area was seen as welcome. It was felt that zoning was required where it was possible to build in a sensitive way. If ribbon development is to be avoided then an alternative must be provided.

2.19.1 Archaeology

Inistioge is designated a Zone of Archaeological Potential in the “Record of Monuments and Places” for County Kilkenny. Some sites of historic interest within the village are known and have already been recorded but the knowledge of others has been lost over time.

Therefore, it is Council policy, in considering development proposals, to have regard to the recommendations of the Heritage Service of the Department of Environment, heritage and Local Government, regarding the archaeological assessment of

development sites and the monitoring of excavations by an archaeologist during construction.

Post 1700

Inistioge prospered in the 18th and 19th centuries and its development was intertwined with that of the Woodstock Estate. Woodstock was built by Francis Bindon in the late 1740s for the Fownes family and although the House is remote from the village, the main approach to Woodstock, the lower avenue and lodge and the Almshouses on the Square all attest to importance of the Estate.

The combination of the steep topography and the earlier medieval walled settlement pattern resulted in a dense concentration of buildings by the end of the 19th Century with a high proportion of fine two and three storey structures.

The relative density and elegance of much of this development gives Inistioge an urban quality which is unusual in such a small town and the concentration of public buildings set out informally round a sheltered space away from the River would be more typical of pre-renaissance Italy.

2.19.2 The Record of Protected Structures

A number of post – 1700 buildings in Inistioge are listed in the County Development Plan as “Protected Structures”. Works which affect the character of a Protected Structure require planning permission and this provision also applies to the interior of the building and any other buildings or structures within its curtilage.

Following the completion of an Architectural Inventory of Inistioge as part of the Local Area Plan process, it is proposed to add additional buildings to the “Record of Protected Structures” (RPS) because of their architectural or historic interest. It is also proposed to remove certain buildings currently on the RPS either because refurbishment works have significantly diluted their historic character or because their contribution is primarily to the general streetscape of the village and they lie within the proposed Inistioge Architectural Conservation Area.

2.19.3 The Architectural Conservation Area

The Planning & Development Act 2000 requires a Planning Authority to include in its Development Plans the objective of preserving the character of areas of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest.

Kilkenny County Council considers that Inistioge is such an area of special interest and believes that the central core of the settlement as defined on Map 3 encapsulates the various phases of the history of the village in an attractive streetscape which is worthy of protection.

Therefore it is proposed to designate this part of Inistioge as an Architectural Conservation Area, having regard to its unique character which is formed by;

- The siting of a compact urban settlement in a panoramic landscape. This allows Inistioge to be viewed as an entity from the surrounding hills. At the

same time the rectilinear street pattern of the village and the numerous sharp turns provide shelter from the elements within the settlement but also frame beautiful and unexpected views out to the surrounding landscape.

- The urban quality of Inistioge founded in part on a remarkable hierarchy of public open space. This extends from the ready perception of the wider landscape on the one hand down to the tiny enclave of St. Colombkille's Holy Well on the other. And between these extremes of the public realm lie the open but gentle riverfront, the formal urban streetscape round the Square, the effective civic core at the bottom of the hill, sheltered and surrounded by public buildings, Churches, Hotels, restaurants and bars, the more informal townscape of the rising streets with miniature gardens and picturesque porches to many of the houses and the backwaters off the beaten track for instance, like Stradnabourha Hatchery Lane where the routine activities of village life are carried on across the street itself.

The incidence of such a variety of urban space, contained so neatly within a small settlement is rare indeed, almost as if a city in miniature has evolved on the historic crossing of the River Nore.

- A generally coherent streetscape as a backdrop to the public realm made up for the most part of 18th and 19th Century structures of consistent architectural scale, proportion and finish.
- A wealth of detail, including a variety of ground finishes, architectural embellishments, historic artefacts and artworks. Features such as old stone benches or troughs, the sundial, chamfered corners on houses or the cobbled foreground of the Old Schoolhouse facing the river all add interest to a walk about the village and make Inistioge a place to remember for visitor and resident alike.

Put together, these aspects of Inistioge result in a special character of real value, and to use one of the highest accolades of urban design, they give Inistioge a strong and unique "sense of place".

The purpose of proposing the Inistioge Architectural Conservation Area is to encourage the retention and restoration of the existing buildings and streetscape in a manner which respects its special character with appropriate new developments when opportunities arise. It will assist in the protection of the character of Inistioge from erosion and to provide guidance for the future enhancement of the streetscape.

These aims can be achieved by adherence to the following development objectives.

<p>Objective 1: To seek the conservation and preservation of the buildings listed in the Record of Protected Structures. Alterations to protected structures normally require planning permission and should be subject to early consultation with Kilkenny County Council's conservation officer. Generally, all repair and maintenance works should be carried out on a like for like basis and in accordance with the Conservation Guidelines</p>

published by the Department of the Environment Heritage and Local Government.

Objective 2: To carry out an urban design study for the village.

Objective 3: To seek the retention, repair and maintenance of the buildings which make up the streetscape of the Conservation Area. The cycle of repair and maintenance will provide opportunities for the restoration of original features in many cases and the enhancement of the original character of the buildings will be encouraged.

In this respect, new roof or wall finishes should have the same colour and texture as the original material and replacement windows should have traditional glazing patterns and should be of similar profile to the original windows when closed.

Objective 4: To seek the refurbishment of derelict or vacant properties which are of historic interest or which contribute to the visual coherence of the streetscape.

Objective 5: To ensure the retention of surviving surfaces of historic groundscape, cobbles and flagstones etc as well as historic items of street furniture and other features of interest.

There are several areas within the Conservation Area which could be developed or where redevelopment could consolidate the character if carried out to appropriate design and specifications. Such areas include the land and buildings behind and beside Reddy's shop on the Kilkenny road the disused petrol filling station on the Kilkenny road and various substantial backland areas behind the buildings south of the square and the houses up the hill towards Woodstock.

The following objectives are intended to provide design guidance for these areas to ensure a sympathetic pattern of development.

Objective 6: New development should relate closely to the established character of the village, respecting the disciplines of established building form, massing height, alignment, orientation and window proportions. In Inistioge, the buildings are generally short span structures with consequent tall narrow gables. Walls are generally rendered and painted in rich tones with contrasting colours to door architraves and window cills. Small projecting porches or canopies are an attractive feature on houses uphill from the square as are low front boundary walls, sometimes capped with blocks of quartz. Windows are mostly of vertical proportions and due to the topography roof lines are varied and generally dark in tone.

2.20 Tourism

The boat club should be promoted as a tourist attraction. Woodstock garden is under developed while the recent works there on its development were acknowledged. It was felt that Inistioge is unique and that Woodstock must be more viable and be developed further. The suggestion was put forward that farm produce, crafts, and a café should be available in Woodstock. As part of the tourism product for the village a children's playground and nature trails were seen as requirements.

It was felt that more B & B's were required and should be promoted with other ancillary tourist services e.g. hotel, walking tracks, fishing etc. It was felt that there should be appropriate zonings for these areas.

2.20.1 Woodstock

Kilkenny County Council own 50 acres of the Woodstock Demesne. Development work started in 1999 and since that time over €1.3m has been spent on the restoration of the gardens under the great gardens of Ireland project.

In the summer of 2003 a tea room was opened as part of the visitor attraction. In the coming years there is an ambitious programme to continue the redevelopment of the gardens which will cover the:

- Winter Garden
- Arboretum
- Walled garden
- Flower terraces
- Estate boundary walls
- Monkey puzzle walk
- Rockery and pool areas

This will be done through funding from Bord Fáilte under the NDP and the Council's own resources.

<p>Objective: To maintain Woodstock as a heritage garden for public enjoyment.</p> <p>To continue to restore and maintain Woodstock gardens as a flagship heritage project and its promotion as a tourism resource for the area and the County generally.</p> <p>To ensure that any developments within the Demesne lands will not be inimical to the re development of the Woodstock gardens</p>
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The majority of the lands are owned by the Tighe estate with Coillte, the state forestry company, having a significant area of land on a long lease. This comprises a considerable area to the south of the village. There are a number of walking routes through these lands which can be accessed from the village.

<p>Objective: To maintain and develop a series of walking routes through the Demesne lands which link back to the village of Inistioge</p>

Further tourism development is possible on the Woodstock demesne lands which would provide for job creation locally and the further development of the tourism product for the County.

<p>Objective: To facilitate the development of a master plan for the remainder of the lands for the Woodstock demesne as a tourism resource for the area and the County in conjunction with all relevant stakeholders.</p>

2.20.2 The River Nore

Any appraisal of Inistioge would not be completed without reference to the River Nore itself, which is a dominating element in the immediately surrounding landscape. The value of the river as an amenity and visual attraction is very great. Its natural heritage value is evidenced in its designation as a candidate Special Area of Conservation.

From Brownsbarn's bridge above Inistioge, the river flows southwards through a valley of significant scenic beauty. Fishing is an extremely important activity on the River. In addition the River Nore is navigable to a point a short distance below the bridge of Inistioge known as the Lock Quay.

It is important that any development that takes place within the area defined as the SAC does not adversely impact on the SAC which includes water quality. Therefore the nature and extent of development considered within the SAC lands will be determined by its likely environmental impact. The Council will consult with the Heritage Service of the DOEHLG and other relevant bodies with regard to any proposed development within the boundaries of the SAC designation.

<p>Objective: To facilitate and promote the development of fishing on the River Nore in conjunction with the Southern Regional Fisheries Board angling clubs and other relevant stakeholders.</p>
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To protect and improve access to the River Nore as the opportunity arises.

To continue to support the Tidy Towns committee and other local development groups in the maintenance and improvement of the banks of the River Nore as the opportunity arises and finances permit, in consultation with the Heritage Service of the Department of the Environment, Heritage and Local Government and/or the local authority heritage officer.

2.21 Waste Disposal

More competition is required in waste disposal. The cost of these services is rising astronomically. It was a view that a skip facility about twice a year to dispose of large waste would be appropriate.

Kilkenny County Council has adopted the South East Regional Authority Waste Management Strategy, and the policy for Kilkenny is set out in the Waste Management Plan for the period 2000-2004. European Union environmental policy dictates that the 'Polluter pays principle' be applied, which means that the full costs associated with environmentally sound recovery and disposal of waste are charged to the customer.

With regard to recycling, it is Council and regional policy that bottle banks for clear, green and brown glass and aluminium cans are provided at villages throughout the county.

The aim is to have one bottle bank per 1000 head of population by the end of 2005. Kerbside collections for recyclables were introduced in 2003. These collections cover newspapers, cardboard, magazines, food cans, drink cans and plastic. Glass is still disposed of at the Bottle banks.

Policy:	To continue to encourage and facilitate recycling and the minimisation of waste in line with the South East Regional Waste Management Plan objectives
Objectives:	To ensure that Inistioge has an adequate solid waste collection system To continue to work for and encourage the prevention, minimisation, reuse, recycling and safe disposal of waste in line with the South East Regional Waste Management Plan

3 DEVELOPMENT OBJECTIVES

3.1 Introduction

This section of the Proposed Plan sets out specific objectives for the development of Inistioge. Some of the objectives can be carried out directly by the County Council, but in others, for which the Council is not directly responsible, the Council will have a facilitative role.

Achievement of the objectives for which the Council is directly responsible, will, in many cases be dependent upon adequate finance being made available to the Council from the Department of the Environment, Heritage and Local Government and other sources. For many of the other objectives, a co-ordinated approach will need to be taken by both the Council and local community. The Council, through its Planning and Community and Enterprise Department, intend to facilitate and build the capacity in the community to follow these objectives through.

Where possible, specific objectives are illustrated on the map accompanying this plan. However some objectives are not site specific and therefore cannot be illustrated on the map.

3.2 The Development Boundary

The development boundary for the village has been designated taking into consideration the following factors:

- The setting of the village within the existing landscape.
- The need to provide a compact and accessible village in accordance with the principles of sustainable development.
- The topography of the village and its surrounds.
- The existing built environment and road structure
- The need to offer locational choice and housing mix
- Proximity to existing and potential community and commercial facilities and the need to encourage sustainable growth
- Linkages (transport) to other larger settlements
- The level of provision of existing infrastructure
- Existing planning permissions

3.3 Land Use Zoning

The purpose of zoning is to indicate to property owners and the general public the types of development which the Council considers most appropriate in each land use category. The land use zoning objectives are detailed below and are shown on the Land Use zoning and specific objectives map. It is the intention of the Planning Authority that the zoning of particular areas for a particular use shall not in itself exclude other uses in that area provided they are compatible with the dominant use.

Zoning is designed to reduce conflicting uses within areas, to protect resources and, in association with phasing, to ensure that land suitable for development is used to the best advantage of the community as a whole.

In the following paragraphs:

- **Permissible uses** means a use, which is acceptable in the relevant zone. However, it is still the subject of the normal planning process.
- **Open for consideration** means a use which may be permitted where the Council is satisfied that the individual proposal or development will be compatible with the policies and objectives for the zone, and will not conflict with the permitted uses and also conforms with the proper planning and sustainable development of the area.

It is important that any development that takes place within the area defined as the SAC does not adversely impact on the SAC which includes water quality. Therefore the nature and extent of development considered within the SAC lands will be determined by its likely environmental impact. The Council will consult with the Heritage Service of the DOEHLG and other relevant bodies with regard to any proposed development within the boundaries of the SAC designation.

3.3.1 Residential

Objective: To protect and improve residential amenities and to provide for new residential development appropriate to the scale and character of Inistioge.

Permissible Uses: Dwellings, open spaces, places of worship, community centres, halting sites, public service installations, playgroup or crèche, Nursing home.

Open for Consideration: Bed and breakfast establishments and guesthouses, lock up garages, retail shop of local convenience not more than 100m sq in gross area, public house, hotel, restaurant, use by owner or occupier of part of a private residence as a studio, for a light industrial activity, a clinic or surgery, professional office, or as a playgroup or crèche.

3.3.2 Village Centre

Objective: To provide for the development and improvement of appropriate village centre uses and allow for the development of Inistioge as a focus for local services, sustaining and strengthening its role as a population centre.

Not less than 50% of the use shall be devoted to non-residential activity

The purpose of this zone is to protect and enhance the centre of Inistioge and to provide for and improve retailing, residential, commercial, office, cultural and other uses appropriate to the centre of a village. It will be an objective of the Council to encourage the development of backlands. Generally two storey buildings will be preferred.

Permissible Uses: Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational

buildings, halting sites, hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: workshop or light industry

3.3.3 Recreation, Amenity and Open Space

Objective: To preserve, provide and improve recreational open space.

Permissible Uses: Open space

Open for Consideration: Sports clubs, recreational buildings, stands, pavilions, agricultural uses, public service installations.

Any development proposal must also satisfy the local authority that there will not be a material negative impact on the flood plain of the river.

3.3.4 Community Facilities

Objective: To protect, provide and improve community facilities.

Permissible Uses: Educational, religious and cultural facilities, public buildings, crèches, schools, churches, hospitals, convents, community centres and halls, school playing fields, colleges, orphanages, hostels, halting sites, cemeteries, libraries and medical centres, nursing homes

Open for Consideration: Public service installations, village centre uses which would not conflict with the other objectives of the Plan and which would be in accordance with the proper planning and sustainable development of the area.

3.3.5 Reserved Site

A portion of the lands to the south of the existing village centre has been reserved for strategic development of significance to the village. Such development would be a public car park or a community hall.

These are developments which are of a strategic necessity to the village. Additional developments such as housing will be considered for the site but only in connection with the delivery of one of the strategic elements referred to i.e. the car park and/or the community hall.

New development must relate closely to the established character of the village, respecting the disciplines of established building form, massing, height, alignment, orientation and window proportions.

Any development proposal must also satisfy the local authority that there will not be a material negative impact on the flood plain of the river.

3.3.6 Transitional Areas

While the zoning objectives indicate the different uses permitted in each zone, it is important to avoid abrupt transitions in scale and use at the boundary of adjoining land uses zones. In these areas, it is necessary to avoid developments, which would be detrimental to the amenities of the more environmentally sensitive zone. For instance, in zones abutting residential areas particular attention must be paid to the uses, scale and density and appearance of development proposals and to landscaping and screening proposals in order to protect the amenities of these residential areas.

3.4 Specific Objectives

As a result of the discussion under each of the headings as outlined in Section 2, certain objectives have been formulated. The objectives under each heading are set out below, in table form, in addition to the expected time frame for their realisation and the agencies responsible for their implementation.

3.4.1 Community Facilities /Amenity Recreation

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To promote and facilitate the development of a multi-purpose community hall within the village for the benefit of all at a suitable location	C1	Local development groups & voluntary organisations	Central Gov. local Gov.	short term
To enhance and protect the quality environment along the River Nore in the village	C2	Tidy Towns & other local organisation & Local Authority	Tidy Towns committee/Local authority / BNS development company	On going
To promote and facilitate the provision of a playground on a suitable site for the use of the existing, future and visiting population of the village	C3	Local playgroup committee /local authority/ developers.	Local authority /developers/local playgroup committee	Medium term
To promote and facilitate the provision of a public car park for the village in partnership with the local community	C4	Local community Local authority, developers	Local authority developers	Short term.
To encourage and facilitate the development of swimming at the slip	C5	Local community / development opportunity/	Local community joint venture etc.	Medium term
To encourage and facilitate the development of boating facilities at Inistioge in conjunction with Inland Waterways Ireland, the local community and development groups	C6	Inland waterways Ireland /local community / local authority	Waterways Ireland local community	Medium term.

3.4.2 Education

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To support and facilitate the provision of primary school facilities to cater for the needs of the village and its hinterland	E1	Department of Education	Department of education local authority	On going
To facilitate the development of educational opportunities and facilities to meet the needs of the existing and future population	E2	Department of Education	Department of education local authority	On going

3.4.3 Housing and Population

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To ensure that an adequate amount of land is included in the development boundary of the village to cater for its envisaged expansion over the period of the plan	H1	Local Authority	Local authority	Short term
To implement the housing strategy contained in appendix A of the County Development Plan 2002	H2	Local authority	Local authority	On going
To facilitate the improvement and expansion of the existing council built housing scheme in partnership with the residents	H3	Local authority	Local authority	ongoing
To have a good social mix in new residential developments providing for a range of unit types and sizes	H4	Local authority/developer	N/A	Short term
To protect the residential amenity of existing dwellings	H5	Local authority developers /designers	N/A	Short term
To ensure a high standard of design, layout, open space, landscaping and variation in house type and size in new residential development	H6	Local authority developers /designers	N/A	Short term
To ensure that new housing within the village is provided in order to cater for permanent residential population and not holiday homes	H7	Local authority /developers	N/A	Short term

3.4.4 Street Lighting

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To provide quality lighting throughout the village and in particular at the following locations as finances and priorities permit, in accordance with best conservation practice and in consultation with the local authority conservation officer and heritage officer : At the churches in the square, at the bridge and Mill road	L1	Local authority	Local authority	Medium term
To carry out a review of public lighting after 2003	L2	Local authority	Local authority	Short term
To underground existing wires and related poles associated with the provision of street lighting and telecommunications within the village as the opportunity arises.	L3	Local authority / developers	Local authority / developers	Medium / long term
To investigate the possibility of	L4	Local authority Tidy	Local authority	Medium

floodlighting the bridge in Inistioge in consultation with the local authority conservation officer and heritage officer		towns local development groups	BNS Heritage council	term
To explore options for floodlighting of the Tower house on the square and the castle at the river amenity area in accordance with best conservation principles and in consultation with the local authority conservation officer and heritage officer	L5	Local authority Tidy towns local development groups	Local authority BNS development company/ Heritage council	Medium term

3.4.5 Street Furniture

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To facilitate the provision of seating and associated street furniture at strategic locations in the village e.g. at the square and along the river bank as resources and finances permit	SF 1	Tidy towns/ Local Authority & local development groups	Local Authority local community and development organisations	Short term

3.4.6 Employment

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To support the sustainable development of tourism in the Inistioge area generally through Local Authority policies & objectives	J1	Local Authority	N/A	On going
To continue to develop Woodstock gardens as an amenity for tourism development and as a amenity for local residents	J2	Local Authority	Local Authority and Bord Failte	Short term
To facilitate the development of the River Nore for boating and fishing as part of a sustainable development policy for tourism in the area	J3	Local community and river side land owners & local authority	Private investment BNS local authority central government	Medium term
To maintain and enhance the role of Inistioge as a local service centre for its rural catchment through Local Authority policies & objectives	J4	Local Authority	N/A	On going
To maintain and enhance the role of Inistioge as a tourist destination within County Kilkenny based on its inherent strengths such as its landscape setting, historic value, and Woodstock gardens	J5	Local Authority/ Kilkenny Tourism/ Development agencies	N/A	On going

3.4.7 Boundary Treatment of approach roads

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To investigate appropriate methods of	B1	Local Authority	Local authority	Medium

cleaning and repairing the bridge crossing the river Nore in Inistioge, a protected structure, in accordance with best conservation practice and in consultation with the local authority conservation officer and heritage officer	See Also L4	/Tidy towns /local development groups	BNS development company/Heritage Council	term
To investigate the possibility of floodlighting the bridge in Inistioge in consultation with the local authority conservation officer and heritage officer.	B2	Local Authority /Tidy towns /local development groups	Local authority BNS development company/Heritage Council	Medium term
To retain existing stone walls in the village and its environs where possible and to seek their replacement where such walls have to be removed in the interests of safety	B3	Local Authority designers developers	N/A	

3.4.8 Maintenance of Buildings

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To implement the provisions of the Derelict sites Act 1990 as resources permit with a view to the elimination of derelict sites within the village	M1	Local Authority	Local Authority	On going
To investigate the improvement of the existing castle on the square in terms of visual improvement and /or restoration of the castle for a new use in consultation with the local authority conservation officer and heritage officer	M2 See also L5	Local Authority	Local Authority Tourism interests Heritage interests local development groups	Medium term
To investigate the cleaning and visual improvement of the castle at the rear of the square to the east in consultation with the local authority conservation officer and heritage officer	M3 See also L6	Local Authority Tidy towns local development groups	Local Authority Tourism interests Heritage interests local development groups	Medium term
To encourage and provide for the sensitive redevelopment of derelict sites in the village	M4	Local authority	N/A	On going
To maintain the appearance of the Council yard to a high standard	M5	Local authority	Local authority	On going
To investigate the feasibility of restoring the tower house on the square for a suitable community/ tourist use.	M6	Local Authority	Local Authority /Tidy Towns/	Medium term
To investigate the visual improvement of the bridge in consultation with the local authority conservation officer	M7	Local Authority	Local Authority /Tidy Towns/	Medium term

3.4.9 Tidiness

Specific Objective	Ref	Action By	Funding and Support Services	Time scale

To maintain the existing bridge and explore options for floodlighting in accordance with best conservation principles and in consultation with the local authority conservation and heritage officer.	TY3	Local Authority	Local authority	Medium term
To maintain the castle at the River amenity area and explore options for floodlighting in accordance with best conservation principles and in consultation with the local authority conservation and heritage officers.	TY4	Local Authority	Local Authority	Medium term.
To explore options for floodlighting the tower house on the square in accordance with best conservation principles and in consultation with the local authority conservation officer and heritage officer	TY5	Local Authority	Local Authority	Medium Term
To investigate the feasibility of restoring the tower house on the square for a suitable community /tourist use.	TY6	Local Authority	Local Authority	Medium Term

3.4.10 Services

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To encourage and facilitate the expansion and development of services through the local post office and other commercial outlets in the village through local authority policies and objectives.	SR 1	Local authority	N/A	On going
To maintain and enhance the role of Inistioge as a local service centre to service the needs of its present and future population through local authority policies and objectives.	SR2	Local authority	Local authority	On going
To facilitate the expansion of services to cater for the development of the tourist industry in the area	SR3	Local authority	Local authority	On going

3.4.11 Sewage Treatment

To secure the upgrading of all water services through agreements with developers and/or landowners as appropriate	SR4	Local authority/ developer	Local authority/developer	Medium term
To maintain and improve sewerage services and to upgrade the treatment system to full secondary treatment as resources and finances permit	SR5	Local authority/ developer	Local authority/developer	Medium term
To preserve free from development the way leaves of all public sewers	SR6	Local authority	N/A	Short term

3.4.12 Water supply

Specific Objective	Map Ref	Action By	Funding and Support Services	Time scale
To provide sufficient water to serve all lands zoned for development in this plan	WS1	Local authority	Local authority	On going
To continuously monitor water quality in the area to ensure the maintenance of high water quality standards	WS2	Local authority	Local authority	On going
To preserve free from development the way leaves of all public watermains	WS3	Local authority	Local authority	On going

3.4.13 Car parking

Specific Objective	Map Ref	Action By	Funding and Support Services	Time Scale
To ensure that adequate car parking spaces are provided in all new developments	CP1	Local authority	N/A	On going

3.4.14 Transportation/Roads/Footpaths

Specific Objective	Map Ref	Action By	Funding and Support Services	Time Scale
To provide a by pass for the village. To this end it is further an objective of the Council to investigate in detail how a bypass may be provided from one of the five options outlined taking into account all the relevant criteria	TR1	Local authority	Local authority	Medium term
To evaluate the existing traffic situation and provide traffic calming measures at the school to ensure safety for all concerned	TR2	Local authority / developers	Local authority / developers	Short term
To provide a safe management system in the village that will secure the safe movement of pedestrians, cyclists and drivers alike	TR3	Local authority	Local authority	Medium term
To provide a carpark for public use in or near the village in co-operation with the local community	TR4	Local authority local community developers	Local authority local community developers.	Medium term
To prepare a traffic plan for the area in front of the catholic and church of Ireland churches to provide for directional stability for vehicles and pedestrians and reduce the large area of tarmac	TR5	Local authority	Local authority	Medium term
To provide a safe, sound surface to all roads within the village	TR6	Local authority	Local authority	Short term
To investigate the possibility of preparing a HGV traffic management system for the village during the	TR7	Local authority	Local authority	Short term

lifetime of the plan				
To co-operate with bus operators to review the frequency of bus services to and from Inistioge	TR8	Local authority	Local authority, bus operators	Short term

3.4.15 Signposting

Specific Objective	Map Ref	Action By	Funding and Support Services	Time scale
To upgrade the existing village name signs on the approach roads to the village	SI 1	Local authority	Local authority tourism and local development groups	Short term

3.4.16 Conservation

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To seek the conservation and preservation of the buildings listed in the Record of Protected Structures. Alterations to protected structures normally require planning permission and should be subject to early consultation with Kilkenny County Council's conservation officer. Generally, all repair and maintenance works should be carried out on a like for like basis and in accordance with the Conservation Guidelines published by the Department of the Environment Heritage and Local Government	CON 1	Local authority	Local authority	On going
To carry out an urban design study for the village	CON 2	Local authority	Local authority	Short term
To seek the retention, repair and maintenance of the buildings which make up the streetscape of the Conservation Area.	CON 3	Local authority	Local authority	Short term
To seek the refurbishment of derelict or vacant properties which are of historic interest or which contribute to the visual coherence of the streetscape	CON 4	Local authority	Local authority / tourism interests heritage agencies	Medium term
To ensure the retention of surviving surfaces of historic groundscape, cobbles and flagstones etc as well as historic items of street furniture and other features of interest	CON 5	Local authority	Local authority	Medium term
New development should relate closely to the established character of the village, respecting the disciplines of established building form, massing height, alignment, orientation and window proportions.	CON 6	Local authority	Local authority	On going

3.4.17 Tourism

Specific Objective	Ref	Action By	Funding and Support Services	Time scale
To maintain Woodstock as a heritage garden for public enjoyment	TO 1	Local authority	Local authority	On going
To continue to restore and maintain Woodstock gardens as a flagship heritage project and its promotion as a tourism resource for the area and the County generally	TO 2	Local authority	Local authority / Bord Failte	Short term
To ensure that any developments within the Demesne lands will not be inimical to the re development of the Woodstock gardens	TO 3	Local authority	Local authority	On going
To maintain and develop a series of walking routes through the Demesne lands which link back to the village of Inistioge	TO 4	Local authority Coilte & other land owners as opportunities arise	Local authority & Coilte & other land owners as opportunities arise	
To facilitate the development of a master plan for the remainder of the lands for the demesne lands as a tourism resource for the area and the County in conjunction with all relevant stakeholders	TO 5	Land owners developers & the local authority	Land owners / developers	Short term
To facilitate and promote the development of fishing on the River Nore in conjunction with the Southern Regional Fisheries Board angling clubs and other relevant stakeholders	TO 6	Local authority & river side land owners with fishing rights	Local authority development groups and developers	Medium term
To protect and improve access to the River Nore as the opportunity arises	TO 7	Local authority	Local authority	Medium term
To continue to support the Tidy Towns committee and other local development groups in the maintenance and improvement of the banks of the River Nore as the opportunity arises and finances permit, in consultation with the Heritage Service of the DoEHLG and/or the local authority heritage officer	TO 8	Local authority	Local authority, DoEHLG	On going

3.4.18 Waste Disposal

To ensure that Inistioge has an adequate solid waste collection system	WD1	Local authority	Local authority	On going
To continue to work for and encourage the prevention minimisation, reuse, recycling and safe disposal of waste in line with the South East Regional Waste Management Plan	WD2	Local authority	Local authority	On going

4 DEVELOPMENT CONTROL

4.1 Introduction

The purpose of this section of the Proposed Plan is to ensure a high standard of design, layout and function for all new development, to conserve what is good in the existing built and natural environment, and to protect the amenities of the town.

In general, the development standards as outlined in Chapter 10 of the County Development Plan, 2002 will be adhered to in Inistioge with the following stipulations attached. Where there is a conflict between the County Development Plan standards and the Inistioge Plan the latter shall take precedence.

4.2 Infill Development and Streetscape

As described in Section 2.1.3, there is a need for consolidation of the streetscape through the centre of the town, to give an identity and sense of place to Inistioge. Streetscape refers to the look of a particular road, regarding the arrangement and design of plots, buildings and materials, roads and footpaths, street furniture, open spaces and planting. Attractive and coherent streetscapes happen when all of these features reinforce and work with one another.

4.2.1 Building line

The historical building line of the Main Street has been interrupted in more recent years, with individual dwellings being set back from the road. Redevelopment on sites where the building line has not been followed will provide an opportunity to restore street-line continuity by rebuilding to the line or building of walls and/or railings. Additional off street parking, if required, should be located to the rear of the building with the access way arched over rather than open.

4.2.2 Height

In Inistioge, there is a considerable variation in eaves height. New development should keep a level within the existing range of eaves and should have regard to the number of storeys of adjacent buildings.

4.2.3 Roofs

Most of the buildings in Inistioge are slated or tiled. A new pitched roof should match existing roofs in pitch, span and covering material. Gabled roofs are to be encouraged, instead of hipped roofs.

4.2.4 Proportion

A typical street consists of a series of vertically proportioned units linked together. Large developments should be subdivided into a series of bays, especially at ground floor level, to be more in keeping with the pattern of the existing street frontage. Long horizontal lines look out of place and should be avoided; a fascia which extends

across several bays should be broken up by pilasters or other vertical divisions. Strong emphasis at fascia level to form a distinct divide between ground floor and upper storeys is an important feature of townscapes and should be included in any new development.

4.3 New Residential Development

There are a number of sites designated in this Plan which could contain multiple unit residential schemes. The design of these schemes must contribute to the creation of a pleasant residential environment in Inistioge.

New development shall seek to:

- *Avoid substantial repetition of one house type*
- *Respect the local characteristics and context of the site*
- *Provide adequate privacy for individual houses, flats etc*
- *Provide adequate provision for car parking, open space, landscaping and planting*
- *integrate with existing development and the preservation of features on site*

4.3.1 Building Layout and Orientation

It is intended to create a coherent and environmentally comfortable public realm throughout Inistioge. Accordingly, proposed layouts shall optimize solar orientation to both adjoining buildings and outdoor spaces. Layouts shall also have careful regard to prevailing wind direction with a view to reducing wind speeds in outdoor areas.

It is an aim to discourage the enclosure and isolation of individual housing estates and to promote the physical and social connectivity in a permeable network of streets and public spaces. Layouts shall promote this connectivity between phases of development. Large residential areas shall be broken into small functional and visual groups, which fulfil a social and aesthetic need for identity. These shall be designed to create safety for young children, facilitate social interaction and introduce a variety into the visual environment whilst avoiding a monotonous repetitive type development. Each group of houses should have its own visual identity, variation being achieved by layout, including building lines, house design, colour and hard and soft landscaping.

Long straight roads are not desirable in residential estate developments. Estate roads should incorporate gentle curves and physical traffic calming measures within the estate should be included at the planning application stage.

The provision of services and road layout of the development must have regard to 'Recommendations for Site Development Works for Housing Areas', Department of the Environment and Local Government.

All new residential development should take full account of the characteristics of the natural and built environment of the site, the views and vistas to and from the site, and its surrounding areas.

Passive supervision of the Public Realm is the most consistent and effective means of preventing anti-social behaviour. All public open spaces (hard and soft landscaped) shall be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls shall be avoided so as to minimize the risk of anti-social activity.

Layouts, which give priority to the pedestrian and cyclists, will be encouraged. This can be achieved in smaller developments through shared surfaces for pedestrians and vehicles. Well-lit pedestrian links, separate from the main carriageways should be provided within the estate. These links should be overlooked as far as possible by dwellings and right angled bends should be avoided for security reasons.

4.3.2 Density

There is no set maximum or minimum density recommended. A high standard of architectural design and layout will be required in residential developments. The Council will seek to ensure that new developments have an individuality and a sense of place which is generated by the interaction between the physical characteristics and features of the site and its surroundings and the layout, landscaping and design of the new housing. It is the policy of the County Council that this high standard should not be diluted in newly constructed developments and that designs and layouts will be welcome which pay regard to the qualities and appearance of the existing area.

In determining suitable density, the character and amenities of the site and of the surrounding area will be considered along with the need for a variety of site sizes and house designs to encourage social mix and choice. In infill sites or in areas adjacent to the town centre, higher densities will be permitted subject to exceptional quality of design and finishes, proper provision for active and passive recreation and good living conditions, including privacy and adequate natural light, within each accommodation unit.

Regard should be had to 'Residential Density – Guidelines for Planning Authorities', Department of the Environment and Local Government, September 1999. This states (Par. 3.6.2) that on serviced lands in towns or villages not served by quality public transport, increased densities would be acceptable if they contributed to the enhancement of town or village form such as by reinforcing street patterns or assisting in the re-development of backlands.

As there will be no set minimum or maximum density specified in the Plan, the emphasis will be on providing a quality housing environment based on innovation and a design led approach.

In preparing applications for housing developments, designers and developers alike are advised to consult relevant publications for guidance such as

- *Guidelines for Planning Authorities*, Department of the Environment and Local Government, September 1999,
- *Essex Design guidelines for Residential and Mixed use areas* by Essex County Council and Essex Planning Officers Association, 1997.

4.3.3 Design

A variety of house types in developments of multiple housing will be encouraged with variations in house size, colour, materials, and designs.

In support of the Council's policy of reducing social exclusion, the Council will encourage developers to have regard to the requirements of people with disabilities, the elderly, and children are catered for in the supply design and layout of residential development.

The design of dwellings should bear a relationship to the existing fabric of the settlement of Inistioge. Natural features or landmarks such as mature trees or vistas should help to determine the layout and orientation of the housing. The creation of 'land marks' within the estate, whether through retention of existing features or by the introduction of new features will be encouraged.

Dormer windows and flush fitting roof lights will be considered where appropriate. The majority of dwellings proposed throughout the town should in general be two storeys in height.

New development must recognise and be sympathetic to the existing town and help to renew the specific architectural traditions of the area e.g. lime plaster render, vertical fenestration, blue/black slates and boundary treatment to individual plots.

4.3.3.1 Materials

When designing, the type of materials to be used in new developments or improvements to existing properties should

- a) Fit in with the prevailing character of Inistioge, and be designed to reflect and respect nearby colours, textures, materials, shapes, styles and proportions
- b) Utilise materials for extensions which match those of the existing property
- c) Ensure that replacement windows and doors respect the age and character of the building
- d) Encourage the re-use of appropriate building materials from buildings which have been unavoidably demolished

Roof slates/tiles of black, blue/black or grey will be favoured. In general there should be one principal external material. New development designs should avoid monotonous repetition by inclusion of subtle variation.

Some components that comprise the character of Inistioge and should be used in new and refurbishment proposals include –

- Up and down timber sash windows
- Slated roofs
- Traditional chimneys
- Pitched roofs
- Painted plaster
- Limestone window dressings
- Vertical emphasis

4.3.4 Social Mix

There is a need to ensure that the future development of Inistioge takes place in a more socially balanced manner. To achieve this, it is considered appropriate to seek a predominance of larger, higher value, family homes in any multiple unit residential scheme.

4.3.5 Natural Heritage & Bio-diversity

Design layouts should aim to enhance and protect the biodiversity resources of the village. This can be achieved through the following:

- i. Retain and enhance existing vegetation including trees, shrubs and hedgerows, wherever possible and incorporate into the development. Under the Wildlife (Amendment) Act, 2000, it is prohibited, with certain exemptions, to remove or cut hedgerows during the bird breeding season of March 1st to 31st August.
- ii. Networks of wildlife sites are more ecologically valuable than isolated wildlife areas. Where possible create linking corridors of habitats.
- iii. Where possible, use native species. Trees and shrubs that grow naturally in the surrounding countryside are often the best choice for your town or village. A list of native trees and shrubs, with planting guidelines is contained in Appendix x.
- iv. Where possible, use plants of local provenance (i.e. grown locally rather than imported)
- v. Tree and shrub species with berries are important for wintering birds
- vi. Trees and shrubs which support a high biomass of insects in summer are important for breeding birds
- vii. Where appropriate avoid the culverting of watercourses and provide new water areas.
- viii. Where possible, set aside maintenance free areas and avoid or limit the use of herbicides and pesticides

4.3.6 Car Parking

Car parking shall be carefully designed to integrate successfully into its location in terms of layout, surface treatment and screen planting. New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities.

Communal car parking arrangements will also be acceptable in residential developments. For security reasons, car parking should always be overlooked by housing. There should not be an excessive amount of car parking grouped together. The visual impact of large areas of car parking can be reduced by the judicious use of screen planting, low walls and the use of textured or coloured paving for car parking bays.

4.3.7 Public Open Space

Public open space is one of the key elements in defining the quality of the residential environment. It provides passive as well as active amenity and has important ecological and environmental aspects. In calculating the area of the open space, the

area of roads, grass margins, roundabouts, footpaths, left over areas, backlands and visibility splays shall not be taken into account.

The Planning Authority will normally expect all public open space provision to take account of the following general principles:

- Public open space should be provided in a comprehensive and linked way and designed as an integral part of the development, rather than as an afterthought.
- Wherever possible the majority of open space should be multi-functional. Areas providing for informal amenity and children's play can often successfully be combined.
- Public open space should be well designed from a visual perspective as well as functionally accessible to the maximum number of dwellings within the residential area.
- Attractive natural features should be protected and incorporated into open space areas.
- Public open space areas should be provided within the layout with the maximum number of dwellings orientated towards it.
- Open space should be suitably proportioned and narrow tracts, which are difficult to manage, will not be acceptable.
- The use of hard landscaping elements such as paving or cobbled areas can play an important role in the design and presentation of open space concepts and will be considered on merit in each case.
- The provision of open space to serve new residential developments should be on a hierarchical basis varying in size from large regional parks to small children's play areas and passive recreation spaces close to peoples' homes.

The Council will require the provision of open space within residential developments to the following minimum standard:

2.4 hectares per 1,000 population or 1 hectare per 150 dwellings
- whichever is the greater.

Open space provision for smaller residential developments and schemes catering for special groups such as accommodation for the elderly or single persons will be considered on merit.

Developers may also be required to provide an equipped children's playground in association with open space provision where a development scheme would be greater than 800 metres from an existing easily accessible equipped children's playground.

4.3.7.1 Management plan for Public Open Space

A detailed landscaping plan should be prepared as an integral part of the overall development of any residential estate and submitted as part of the planning application for the development. Landscaping is an integral part of any development, and should be designed for long term ease of maintenance. The potential of existing site features should be fully explored and planning applications should include an accurate landscape survey plan. Planting should be used as for screening purposes and as an essential element of visual amenity. Planting schemes should include native species where possible. A list of native tree and shrub species, and planting

guidelines, is contained in Appendix x. Existing trees and hedgerows should be retained wherever possible and incorporated into the development. Under the Wildlife (Amendment) Act, 2000, it is prohibited, with certain exemptions, to remove or cut hedgerows during the bird breeding season of March 1st to 31st August.

A management plan for the maintenance of open space should be provided as part of the development proposal. This plan will outline how, and by whom (whether a management company or the residents themselves), the open space will be maintained.

The landscaping should be appropriate to the function of the space and proposed long term maintenance plan. Thus, while seeding with grass may be appropriate for larger 'kick about' spaces, grass requires high maintenance. Tree and shrub planting, or decorative paving, are lower maintenance alternatives which may be more appropriate in smaller and heavily trafficked spaces.

Passive supervision of the Public Realm is the most consistent and effective means of preventing anti-social behaviour. All public open spaces (hard and soft landscaped) shall be overlooked by adjoining accommodations to ensure passive surveillance. Back-land spaces, rear access lanes, blind corners and long side-garden walls shall be avoided so as to minimize the risk of anti-social activity.

4.3.8 Private Open Space

An adequate amount of private open space should be provided within the curtilage of each dwelling. In general the requirement will be 60 to 75 sq.m minimum for 3/4/5 bedroomed houses in order to ensure that most household activities are accommodated and at the same offers visual delight, receive some sunshine and encourage plant growth. A standard of 22 metres will normally be required between directly opposing first floor windows. However where adequate levels of privacy are provided this depth may be reduced.

The boundaries of rear gardens should generally be provided with a permanent durable barrier with a minimum height of 1.4 metres. Where rear gardens back onto public areas, excluding a public roadway, this height should be increased to 1.8 metres.

4.3.9 Integration of Residential Developments

In assessing any new development in Inistioge the Council may have regard to the development potential of adjoining land and will assess any application, with a view to providing for the development of these lands in an integrated manner.

This applies to any land parcel, and relates to all aspects of development including open space provision, access arrangements and pedestrian and cycle links.

4.3.10 Road and Estate Names

The naming of residential developments shall be approved by the County Council. The names of residential developments shall reflect local and Irish place names for the locality as far as possible. No development work or advertising of housing schemes shall be allowed until the name has been agreed with the Planning Authority.

4.3.11 Services

All services including electricity, public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the unobtrusive siting of transformer stations, pumping stations and other necessary service buildings.

4.3.12 Apartments/Duplex Style

In general apartments will be required to have the following minimum floor areas

Apartment Type	Minimum Floor Area
One Bed	46 m ²
Two Bed	65 m ²
Three Bed	93sq.m

The internal dimensions of all rooms should be proportioned to allow for an adequate space for normal living purposes. The shape and layout of rooms should maximise the amenity of residents.

All living room, kitchens and bedrooms should minimise overlooking of adjoining/adjacent residences and should be so located so to avoid facing towards nearby high boundary or gable walls.

4.3.13 Access for People with Disabilities

Access requirements for physically disabled persons should be incorporated into the design of buildings and layouts of developments likely to be used by the general public and will be a material consideration of the Planning Authority in assessing applications.

Developers should have regard to the criteria set out in the following in the preparation of development proposals

- Access for the disabled – minimum design criteria, published by the National Rehabilitation Board
- Part M of the Building Regulations 1997 to 2000
- Buildings for Everyone – Access and uses for all the citizens, by the National Rehabilitation Board, 1998.

The needs of people with disabilities should be taken into account in the design and construction of footpaths and parking areas. Footpaths in private commercial and housing developments and public housing developments shall be dished at junctions. Parking areas should make provision for spaces for disabled drivers and such spaces should be located in the most convenient locations for ease of use.

Tactile indicators are becoming increasingly more common. Tactile paving surfaces can be used to convey important information to visually impaired pedestrians about their environment. The provision of tactile surfaces for the visually impaired in all developments will be encouraged.

4.4 Car parking and Loading

New development will normally be required by the Planning Authority to provide adequate off-street car parking facilities. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development. Car parking facilities shall generally be provided behind in a manner that reduces its visual impact to a minimum such as behind the building line and the use of screening.

The dimension of car parking bays shall be a minimum of 4.8m by 2.4m.

Where parking space is proposed in front of existing premises, existing railings or boundary walls shall be retained. They should be provided with proper public lighting facilities and shall be clearly demarcated. Car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided. Parking bays shall be adequately delineated.

Where the developer is unable to comply with the car parking standards for the development set out in the table below, a financial contribution may be acceptable in lieu of car parking provision, which will be related to the cost of providing such facilities.

In developments of an industrial or commercial nature, developers will be required to provide loading or unloading facilities sufficient to meet the demand of such development

Kilkenny County Council may modify the requirements of loading and unloading facilities in any particular case where it considers it would be in the interests of proper planning and sustainable development of the area to do so. Parking and service spaces must be located on site so as to prevent street obstruction and should be located where possible to the rear and side of the buildings and in such a manner to ensure minimal impact on the amenity of adjoining properties.

Where a number of uses are contained within one development, the various uses shall be separated and the overall parking requirements for the development shall be assessed relative to each separate use in order to compute the overall parking requirement for the development (e.g. in a hotel the function rooms, bars etc. shall be assessed as separate from the bedroom provision).

In addition to the above requirements, developers will be required to provide and maintain loading and circulation facilities sufficient to meet the likely demand of each development.

Car Parking Standards for Various Land Uses

<i>Land Use</i>	<i>Parking Spaces per Unit</i>
Dwelling House (Residential areas)	A minimum of 1 car space per dwelling unit 0.25 per dwelling for visitor parking
Flat or Bed-sitter	1.25 spaces per unit
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, Public halls	1 car space per 10 seats.
Hotels, hostels and guesthouses	1 car space per bedroom
Hotel function rooms	1 space per 10 sq. metres
Public houses, inc. hotel bar	1 car space for every 5 sq. m of bar and lounge floor area.
Shopping centres, supermarkets, department stores	5 car spaces for every 93 m ² of gross floor area.
Shops	1 car space per 10sq. metres
Restaurants, cafes	1 car space per 20 m ² gross floor area
Banks and offices	1 car space per 15m ² of gross floor area and additional space to be determined by the Planning Authority.
Industry	1 car space for every 60m ² of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	1 car space for every 100m ² of gross floor area and additional parking space to be determined by the Planning Authority for each individual development.
Retail Warehousing	1 car space for every 35 sq. meters of net retail floor space
Golf or Pitch and Putt courses	4 car spaces per hole.
Golf driving ranges, shooting ranges	1 space per 2m of base line/ per trap
Sports grounds and sports clubs	1 car space for every 15m ² of floor area and 6 spaces for each pitch and additional operational space to be determined by the Planning Authority.
Hospital	1.50 spaces per bed
Clinics/Medical practices	2 spaces per consulting room

In the case of any use not specified above, the Planning Authority will determine the parking requirements, having regard to the traffic levels likely to be generated as a result of the development.

In implementing the car parking standards, the Council will reserve the right to alter the requirements having regard to each particular development.

4.5 Public Utilities

The Planning Authority will require that all wires and cables for the provision of public utility services shall be ducted underground to preserve the amenity and visual character of an area, and in the interests of public safety.

4.6 Shopfronts and Advertising

The over-riding principle for the design of shopfronts and the design and placement of advertisements and signs should be restraint. Chapter 10 of the County Development Plan lays down specified standards, which will be adhered to in Inistioge taking account of the fact that most of the village is a designated conservation area.

4.7 The Likely Significant Effects on the Environment of Implementing the Proposed Inistioge Local Area Plan

The Planning and Development Act 2000 requires that a Local Area Plan shall include information on the likely significant effects on the environment of implementing the plan.

4.7.1 Description of the Local Area Plan

The Local Area Plan lands comprise approximately 13 hectares (32 acres) of residential development.

Identification of likely significant effects on the environment

The likely significant effects on the environment of implementing the proposed Inistioge Local Area Plan are categorised as follows:

- Human beings (includes population, economic and social activity)
- material assets (includes infrastructure)
- Flora and fauna
- Archaeology and cultural heritage
- Landscape.

Information on each likely significant effect together with proposed mitigation measures is outlined below.

4.7.1.1 Human beings

Environmental baseline: The population of Inistioge was recorded as 266 at the 2002 Census. The lands identified for development are all contiguous to the existing built up area of Inistioge and are within walking distance of the square. There is limited employment associated with the current agricultural use of much of the zoned lands.

Likely significant effects:

- Development of additional residential units
- Population increase
- Greater demand for retailing, services, leisure and community facilities and amenities
- Increased demand for transport and travel

Proposed mitigation measures:

- Objectives to ensure the provision of adequate supporting services, facilities and amenities in association with new residential development

- Objectives for the provision of an adequate road network to cater for increased traffic
- Objectives for high quality architectural design, layout and landscape treatment of all buildings and spaces

4.7.1.2 Material Assets

Traffic:

Environmental baseline: There are a number of roads existing in Inistioge at present.

Likely significant effects:

- The development of additional lands will increase the amount of local traffic

Proposed mitigation measures:

- Provision of an integrated network of walking and cycling routes
- Traffic calming – pedestrian crossings

Water Supply:

Environmental baseline: Inistioge is served by the Inistioge Water supply scheme. This scheme has a design population of and is currently serving approximately 2,226 Water supply volumes in the scheme are adequate to meet future needs as envisaged by this plan.

Likely significant effects:

- Increased demand for water supply

Proposed mitigation measures:

- New developments will only be permitted subject to adequate capacity in water supply being available

Foul and Surface Water Drainage:

Environmental baseline: The development of additional lands will lead to an increase in the demand for foul water and surface water drainage. Inistioge is currently served by a primary sewerage treatment system with capacity for a PE of 700.

Likely significant effects:

Infrastructure will be improved through additional development

Proposed mitigation measures:

Improved foul drainage facilities to cater for new housing developments

4.7.1.3 Flora and fauna

Environmental baseline: Consultants carried out a Flora & fauna study in order to survey and compile an inventory of the flora and fauna of the area. A copy of the study is contained in Appendix 2.

Likely significant effects:

The principal effect will be the loss of habitat and bio diversity arising from developments on previously agricultural /rural lands.

Proposed mitigation measures:

- Identification of the significant areas of interest for flora and fauna.
- Objectives for the preservation of these areas through the zoning objectives of the plan.
- Much of any new development will occur on lands which are considered less important in terms of flora and fauna diversity.

4.7.1.4 Archaeology and cultural heritage

Environmental baseline:

There are a number of protected structures in the village at present. Consultants carried out an Architectural Assessment of the village in order to compile a profile of the architectural character of the area.

Inistioge is identified as a National Monument due to its rich archaeological heritage and is protected under Section 12 of the National Monuments (Amendment) Act, 1994.

Likely significant effects:

- Possible degradation of buildings of architectural interest and negative impacts on the archaeology of the area.

Proposed mitigation measures:

- Policies and objectives to protect the archaeological heritage
- Architectural Conservation Area proposed for the area
- Archaeological assessment prior to the commencement of development, where required.
- The inclusion in the List of protected structures of the buildings of architectural and historic interest

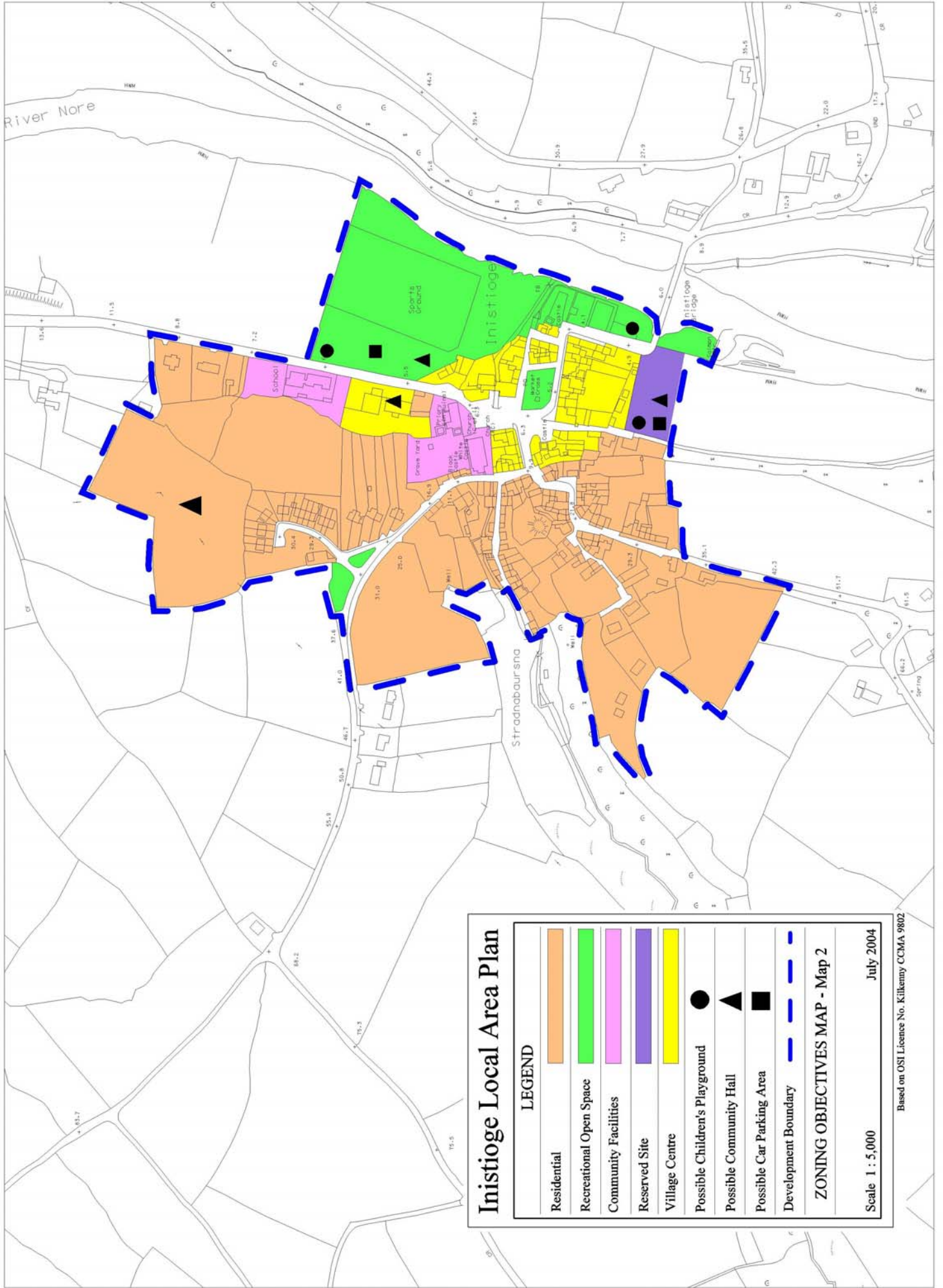
4.7.1.5 Other possible effects

Other possible effects on the environment include those on air, water soils and climate. These are considered to be less significant in the context of the Local Area Plan than those outlined above.

4.7.2 Consideration of Alternatives: Could Development Take Place Elsewhere

The development of Inistioge will have a significant impact as a result of the change of use of areas from agricultural and fallow use to residential, employment and social uses. It is a policy of the Council to encourage development within such designated towns and villages where the infrastructure and services exist. Development in such settlements constitutes a more efficient use of existing resources.

The development of land locally must however be seen in the context of providing for local development demands, and ensuring that realistic alternatives exist to the development of one off houses in the country side. The development of lands locally and in a centralised location is more sustainable type of development than the development of many individual houses in an uncoordinated manner.



Inistioge Local Area Plan

LEGEND

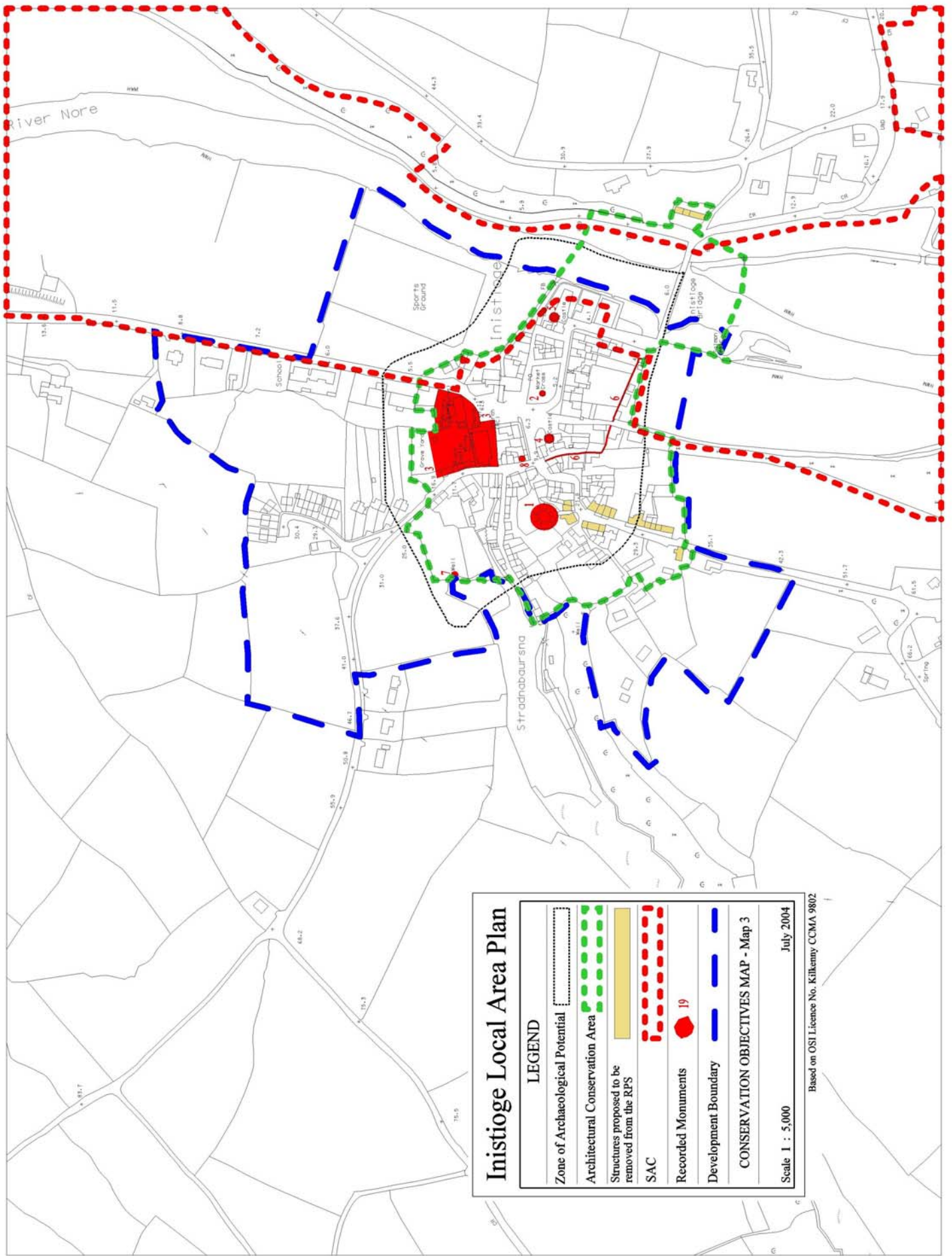
- Residential
- Recreational Open Space
- Community Facilities
- Reserved Site
- Village Centre
- Possible Children's Playground
- Possible Community Hall
- Possible Car Parking Area
- Development Boundary

ZONING OBJECTIVES MAP - Map 2

Scale 1 : 5,000







July 2004

Based on OSI Licence No. Kilkenny CCMA 9802



Inistioge Local Area Plan

LEGEND

- Zone of Archaeological Potential 
- Architectural Conservation Area 
- Structures proposed to be removed from the RPS 
- SAC 
- Recorded Monuments  19
- Development Boundary 

CONSERVATION OBJECTIVES MAP - Map 3

Scale 1 : 5,000

July 2004

Based on OSI Licence No. Kilkenny CCMA 9802

APPENDIX 1 – PROTECTED STRUCTURES

Existing Protected Structures in Inistioge

Protected Structure	Description	Location	RPS No.
Catholic church			C151
Church of Ireland Church			C152
House	Straddling the hill, 3 storeys, 3 bays, rendered with a gothic shopfront	To the south west	C153
Castle	Medieval castle is strange with pointed windows, each made with two slabs of granite leaning together, and a crenallated wall with pinnacles. Beside it is an astrolabe on a pink marble base	To the southwest	C154
Square	Good trees and two monuments: a small obelisk which appears to date from 1628 and a fountain erected by Louisa Tighe in 1879 which is very gothic		C155
Castle Inn	Formerly “The Spotted Dog”	South side	C156
House	Single storey with eaves and a wide early 19 th century doorcase with a fanlight	Rear of the castle inn	C157
House	Mid C18th almshouse, 7 bays, 2 storeys with a cornice and floating pediment, divided into 3 with square headed block and start doorcases	Southside	C158
House	5 bay, 2 storey rendered house with cornice, and a small shopfront ‘Keher’ which has good lettering	South side	C159
2 Houses	2 houses of 3 storeys	South side	C160
Shop	Noonan’s (Ashe’s) – very neat shopfront with good lettering	North side	C161
House	3 bay, 2 storey, with steep-pitched roof, gable end to the square.	To west	C162
Shop	P. Hogan – good ionic shopfront	Facing the square	C163

Chapel	Small chapel	Facing square	C164
Houses	2 large mid C18th, 3 bay, 3 storey houses, gable ended with a battered wall and steep pitched roofs. At end facing the Catholic church.	North side	C165
Houses	2 low houses, well painted 'Coady' with marbelised lettering	North side	C166
Tower	A ruined tower	Beside the river	C167
T-plan building	Beside tower. A T-plan, single storey building that looks like a court house; rendered with raised granite quoins, also a square-headed late C18 th block and start doorcase and at one end a pediment with oculus and very good block and start dressings to the windows	Beside the river	C168
Terrace	Good terrace of houses	Facing the river	C169
Bridge	Flat and elevated above the street level. Ten arches in all, with paired pilasters over the cutwaters on the south side	Over the River Nore	C170
Terrace	Single storey cottages	On the east bank	C171
Street	Main street from the top of the hill	High street	C172
House	3 bay, 2 storey house with an elliptical window on the first floor	North side of High street	C173
Houses	2, 2 storey houses, one with a sprocketed roof	North side of Main street	C174
House	3 bay, 2 storey house with gabled porch	South side on a corner	C175
House	4 bay, 3 storey house, recently restored	Behind a pump	C176
House	3 bay, 3 storey house with all the windows tripartite	Facing the square on the north side	C177

APPENDIX 2 – ECOLOGICAL SURVEY

Ecological Survey of the Area
to be Included in the
Inistioge Local Area Plan

Prepared for
Kilkenny County Council

By:

CAAS (Environmental Services) Ltd.
6, Merrion Square,
Dublin 2
Tel. (01) 6618136 / 6621182
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December 2002

1 INTRODUCTION

This report has been prepared on behalf of Kilkenny County Council prior to the preparation of a Local Area Plan for the village of Inistioge, Co Kilkenny. This study was undertaken by Roger Goodwillie, Ecologist, of CAAS (Environmental Services) Ltd, in November and December 2002.

It gives an account of habitats within the environs of the village and assesses their ecological importance. As this study is based on fieldwork undertaken in winter 2002 /2003, cognisance must be had as to the seasonal limitations of this study and this may, in some aspects, provide an incomplete description of flora and fauna. However the area is relatively well known in terms of its flora and fauna and the report has benefited from discussions with Mr Pdraig Comerford, of Dúchas.

2. DESCRIPTION OF AREA

Inistioge is a major crossing place on the Nore River, situated at the point where the river turns east as it meets the rising land of Woodstock and Mount Alto. This is the limit of tidal reach and is also where a tributary, the Mill Stream enters from the west. The floodplain is broad but the river is currently at its edge, close to the cliffs on the eastern side above the town and to the southern side below it. The rock type is an Ordovician grit which was partly converted to schist by the rising granite in the past. Limestone has been left behind at Thomastown but the river does meet some calcareous drift on its northern side, south of Tinford House.

The area has long been known in the ecological context and there are records of rare plants since 1799. The Tighes of Woodstock estate were on the one hand responsible for the Statistical Observations relating to the County of Kilkenny (1802) which includes local wildlife information, and on the other for planting and maintaining the arboretum and the estate itself. The fish trap below the bridge indicates the former commercial importance of salmon in the river.

Today a considerable amount of interest remains, dominated by the river valley which is a candidate SAC. It is described below as five separate sites though all except the last are included by the boundaries of the SAC. The locations of these are indicated on Map 2.

2.1 River Nore (Areas 1 and 1A)

The river habitat comprises the regular channel and also the floodplain which is variously inundated during the year. The edge of the floodplain typically has a stream or ditch which takes land drainage and any floodwaters to the river at a downstream point. It may retain trees of alder *Alnus glutinosa* or willow *Salix cinerea* which would grow naturally all over the floodplain and riverbanks.

The channel is important for several rare or characteristic aquatic animals, especially the lamprey fish species (*Petromyzon* and *Lampetra* spp.), some of which breed in the soft mud at its edges. It also supports the freshwater crayfish *Austropotamobius Pallipes*, salmon and otter - all organisms listed in the annexes of the Habitats Directive and therefore to be used for the designation of SAC's. It is used for feeding by the kingfisher, Daubenton's bat (also specially listed in the Birds and Habitats Directives) and more noticeably by heron, cormorant, grey wagtail and hand-reared mallard.

The plant life in the river is confined to two main genera - pondweeds *Potamogeton* and water crowfoot *Ranunculus* - and because of large water volumes is not abundant. On the floodplain however the rare (and protected) autumn crocus *Colchicum Autumnale* grows in two places within the study area. Otherwise there are patches of wet and dry grassland, sweet grass *Glyceria Fluitans*, lady's smock *Cardamine Pratensis* and soft rush *Juncus Effusus* occurring in the former.

2.2 Woodstock Estate (Area 2)

A small amount of the Woodstock estate is included by the study area - at the northern end a triangular plot of planted conifers and just south of this a more open oak stand from which conifers have been removed except for young trees. This has more potential as a wildlife habitat and supports a few less frequent birds for example blackcap, jay, sparrowhawk etc. Both sites are used for feeding by bats - which have important colonies in the Church of Ireland church tower in the town and at the 'castle' on the valley side above the quay.

2.3 River Road Woodland (Area 3)

This consists of the cliffed edge of the river road, leading above to oak and beech woodland. It contributes much to the views from the bridge and the northern approach and also supports characteristic flora and fauna with now little influence from man. The shrubs are made up of hazel *Corylus Avellana*, holly *Ilex Aquifolium* and honeysuckle *Lonicera Periclymenum* while the herbaceous species include:

<i>Oxalis acetosella</i>	wood sorrel
<i>Hyacinthoides non-scriptus</i>	bluebell
<i>Luzula sylvatica</i>	greater woodrush
<i>Carex sylvatica</i>	wood sedge
<i>Polystichum setiferum</i>	shield fern
<i>Athyrium filix-femina</i>	lady fern
<i>Phyllitis scolopendrium</i>	hartstongue
<i>Primula vulgaris</i>	primrose

Bird species such as jay, mistle thrush, treecreeper, chiffchaff, spotted flycatcher and goldcrest occur while the tree lines and river road are both frequented by feeding bats. The trees provide roosting for woodpigeon, fieldfare, redwing etc in winter.

The lower slopes have been steepened to give room for the road and are largely covered by ivy with some outcrops of rock. Bryophytes such as the moss *Dicranum Majus* and the liverworts *Diplophyllum Albicans* and *Plagiochila asplenoides* occur in abundance and there is also a non-native station for the maidenhair fern *Adiantum capillus-veneris*.

The wall on the river road is relatively rich in species sharing many plants with the main bridge and having the calcareous elements from its southern side. Marjoram *Origanum vulgare* and wall valerian *Centranthus ruber* are conspicuous species.

2.4 Valley Side (South of Tinford House) (Area 4)

The study area includes the western end of a deposit of glacial drift south of the New Ross road which has been partly quarried and also used as the site of the sewage

treatment works. Enough open ground remains however between colonising gorse on the eastern edge and a Council yard or dumping area to the south, for a species-rich calcareous grassland to survive, based on red fescue *Festuca Rubra*, yellow oat *Trisetum Flavescens* and quaking grass *Briza Media*. Other species include

<i>Ononis repens</i>	rest harrow
<i>Origanum vulgare</i>	marjoram
<i>Lotus corniculatus</i>	birdsfoot trefoil
<i>Pimpinella saxifraga</i>	burnet saxifrage
<i>Carex flacca</i>	glaucous sedge
<i>Carlina vulgaris</i>	carline thistle
<i>Prunella vulgaris</i>	self-heal
<i>Sherardia arvensis</i>	field madder
<i>Hypericum perforatum</i>	St John's wort
<i>Pilosella officinarum</i>	mouse-eared hawkweed
<i>Daucus carota</i>	wild carrot
<i>Sanguisorba minor</i>	salad burnet
<i>Linum catharticum</i>	fairy flax
<i>Geranium molle</i>	soft cranesbill
<i>G.columbinum</i>	long-stalked cranesbill
<i>Aphanes arvensis</i>	parsley piert

Many of these species are infrequent in south Kilkenny though they are widespread further north on the limestone.

The habitat appears suitable for lizards though no evidence of them was seen in winter.

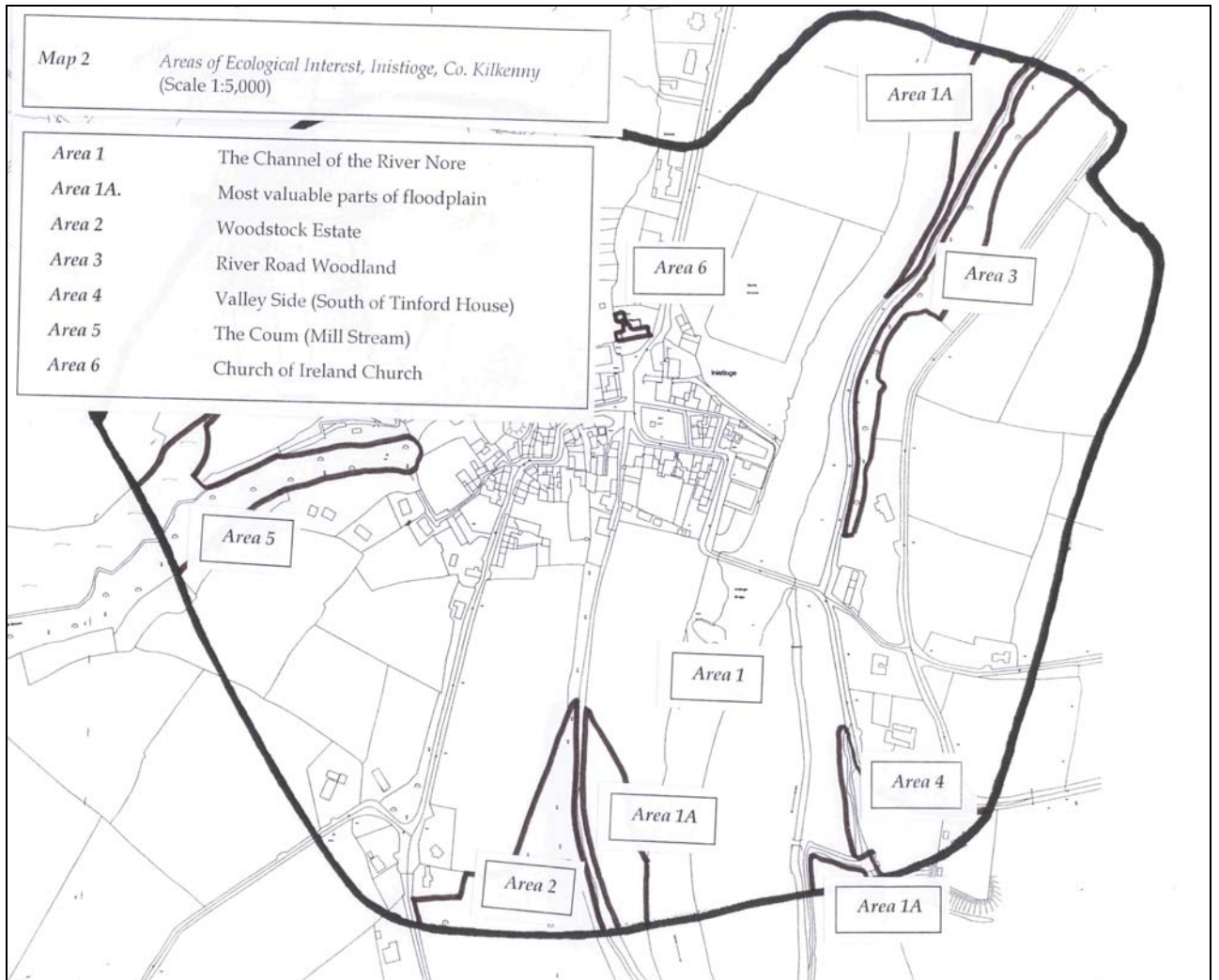
2.5 The Coum (Mill Stream) (Area 5)

This stream occupies a steep-sided valley below Skeaghanagh Bridge south-west of the town. Within the study area it runs at the base of a ravine covered by young oak woodland on the southern side and by gorse on the north. Alder grows along the base.

As a whole the habitat is species-rich and semi-natural in character, so different from the managed woodland in Woodstock. Outcrops of acidic schist occur on both sides of the valley containing such species as:

<i>Pteridium aquilinum</i>	bracken
<i>Prunus spinosa</i>	blackthorn
<i>Rosa arvensis</i>	field rose
<i>Vaccinium myrtillus</i>	fraochan
<i>Blechnum spicant</i>	hard fern
<i>Teucrium scorodonia</i>	wood sage
<i>Dryopteris affinis</i>	male fern
<i>D.dilatata</i>	buckler fern
<i>Digitalis purpurea</i>	foxglove
<i>Glechoma hederacea</i>	ground ivy
<i>Potentilla sterilis</i>	barren strawberry
<i>Veronica montana</i>	wood speedwell
<i>Mnium hornum</i>	a moss

MAP: Areas of Ecological Interest in Inistioge



SITE SYNOPSIS

SITE NAME: RIVER BARROW AND RIVER NORE

SITE CODE: 002162

This site consists of the freshwater stretches of the Barrow/Nore River catchments as far upstream as the Slieve Bloom Mountains and it also includes the tidal elements and estuary as far downstream as Creadun Head in Waterford. The site passes through eight counties – Offaly, Kildare, Laois, Carlow, Kilkenny, Tipperary, Wexford and Waterford. Major towns along the edge of the site include Mountmellick, Portarlinton, Monasterevin, Stradbally, Athy, Carlow, Leighlinbridge, Graiguenamanagh, New Ross, Inistioge, Thomastown, Callan, Bennettsbridge, Kilkenny and Durrow. The larger of the many tributaries include the Lerr, Fushoge, Mountain, Aughavaud, Owenass, Boherbaun and Stradbally Rivers of the Barrow and the Delour, Dinin, Erkina, Owveg, Munster, Arrigle and King’s Rivers on the Nore. Both rivers rise in the Old Red Sandstone of the Slieve Bloom Mountains before passing through a band of Carboniferous shales and sandstones. The Nore, for a large part of its course, traverses limestone plains and then Old Red Sandstone for a short stretch below Thomastown. Before joining the Barrow it runs over intrusive rocks poor in silica. The upper reaches of the Barrow also runs through limestone. The middle reaches and many of the eastern tributaries, sourced in the Blackstairs Mountains, run through Leinster Granite. The southern end, like the Nore runs over intrusive rocks poor in silica. Waterford Harbour is a deep valley excavated by glacial floodwaters when the sea level was lower than today. The coast shelves quite rapidly along much of the shore.

The site is a candidate SAC selected for alluvial wet woodlands and petrifying springs, priority habitats on Annex I of the E.U. Habitats Directive. The site is also selected as a candidate SAC for old oak woodlands, floating river vegetation, estuary, tidal mudflats, *Salicornia* mudflats, Atlantic salt meadows, Mediterranean salt meadows, dry heath and eutrophic tall herbs, all habitats listed on Annex I of the E.U. Habitats Directive. The site is also selected for the following species listed on Annex II of the same directive - Sea Lamprey, River Lamprey, Brook Lamprey, Freshwater Pearl Mussel, Nore Freshwater Pearl Mussel, Crayfish, Twaite Shad, Atlantic Salmon, Otter, *Vertigo moulinsiana* and the plant Killarney Fern.

Good examples of Alluvial Forest are seen at Rathsnagadan, Murphy’s of the River, in Abbeyleix estate and along other shorter stretches of both the tidal and freshwater elements of the site. Typical species seen include Almond Willow (*Salix triandra*), White Willow (*S. alba*), Grey Willow (*S. cinerea*), Crack Willow (*S. fragilis*), Osier (*S. viminalis*), with Iris (*Iris pseudacorus*), Hemlock Water-dropwort (*Oenanthe crocata*), Angelica (*Angelica sylvestris*), Thin-spiked Wood-sedge (*Carex strigosa*), Pendulous Sedge (*C. pendula*), Meadowsweet (*Filipendula ulmaria*), Valerian (*Valeriana officinalis*) and the Red Data Book species Nettle-leaved Bellflower (*Campanula*

trachelium). Three rare invertebrates have been recorded in this habitat at Murphy's of the River. These are: *Neoascia obliqua* (Diptera: Syrphidae), *Tetanocera freyi* (Diptera: Sciomyzidae) and *Dictya umbrarum* (Diptera: Sciomyzidae).

A good example of petrifying springs with tufa formations occurs at Dysart Wood along the Nore. This is a rare habitat in Ireland and one listed with priority status on Annex I of the EU Habitats Directive. These hard water springs are characterised by lime encrustations, often associated with small waterfalls. A rich bryophyte flora is typical of the habitat and two diagnostic species, *Cratoneuron commutatum* var. *commutatum* and *Eucladium verticillatum*, have been recorded.

The best examples of old Oak woodlands are seen in the ancient Park Hill woodland in the estate at Abbeyleix; at Kyleadahir, on the Delour, Forest Wood House, Kylecorragh and Brownstown Woods on the Nore; and at Cloghristic Wood, Drummond Wood and Borris Demesne on the Barrow, though other patches occur throughout the site. Abbeyleix Woods is a large tract of mixed deciduous woodland which is one of the only remaining true ancient woodlands in Ireland. Historical records show that Park Hill has been continuously wooded since the sixteenth century and has the most complete written record of any woodland in the country. It supports a variety of woodland habitats and an exceptional diversity of species including 22 native trees, 44 bryophytes and 92 lichens. It also contains eight indicator species of ancient woodlands. Park Hill is also the site of two rare plants, Nettle-leaved Bellflower and the moss *Leucodon sciuroides*. It has a typical bird fauna including Jay, Long-eared Owl and Raven. A rare invertebrate, *Mitostoma chrysomelas*, occurs in Abbeyleix and only two other sites in the country. Two flies *Chrysogaster virescens* and *Hybomitra muhlfeldi* also occur. The rare Myxomycete fungus, *Licea minima* has been recorded from woodland at Abbeyleix.

Oak woodland covers parts of the valley side south of Woodstock and is well developed at Brownsford where the Nore takes several sharp bends. The steep valley side is covered by Oak (*Quercus* spp.), Holly (*Ilex aquifolium*), Hazel (*Corylus avellana*) and Birch (*Betula pubescens*) with some Beech (*Fagus sylvatica*) and Ash (*Fraxinus excelsior*). All the trees are regenerating through a cover of Bramble (*Rubus fruticosus* agg.), Foxglove (*Digitalis purpurea*) Wood Rush (*Luzula sylvatica*) and Broad Buckler-fern (*Dryopteris dilatata*).

On the steeply sloping banks of the River Nore about 5 km west of New Ross, in County Kilkenny, Kylecorragh Woods form a prominent feature in the landscape. This is an excellent example of a relatively undisturbed, relict Oak woodland with a very good tree canopy. The wood is quite damp and there is a rich and varied ground flora. At Brownstown a small, mature Oak-dominant woodland occurs on a steep slope. There is younger woodland to the north and east of it. Regeneration throughout is evident. The understorey is similar to the woods at Brownsford. The ground flora of this woodland is developed on acidic, brown earth type soil and comprises a thick carpet of Bilberry (*Vaccinium myrtillus*), Heather (*Calluna vulgaris*), Hard Fern (*Blechnum spicant*), Cow-wheat (*Melampyrum* spp.) and Bracken (*Pteridium aquilinum*).

Borris Demesne contains a very good example of a semi-natural broad-leaved woodland in very good condition. There is quite a high degree of natural re-generation of Oak and Ash through the woodland. At the northern end of the estate Oak species predominate. Drummond Wood, also on the Barrow, consists of three blocks of deciduous woods situated on steep slopes above the river. The deciduous trees are mostly Oak species. The woods have a well established understorey of Holly (*Ilex aquifolium*), and the herb layer is varied, with Brambles abundant. Whitebeam (*Sorbus devoniensis*) has also been recorded.

Eutrophic tall herb vegetation occurs in association with the various areas of alluvial forest and elsewhere where the flood-plain of the river is intact. Characteristic species of the habitat include Meadowsweet (*Filipendula ulmaria*), Purple Loosestrife (*Lythrum salicaria*), Marsh Ragwort (*Senecio aquaticus*), Ground Ivy (*Glechoma hederacea*) and Hedge Bindweed (*Calystegia sepium*). Indian Balsam (*Impatiens glandulifera*), an introduced and invasive species, is abundant in places.

Floating River Vegetation is well represented in the Barrow and in the many tributaries of the site. In the Barrow the species found include Water Starworts (*Callitriche* spp.), Canadian Pondweed (*Elodea canadensis*), Bulbous Rush (*Juncus bulbosus*), Milfoil (*Myriophyllum* spp.), *Potamogeton x nitens*, Broad-leaved Pondweed (*P. natans*), Fennel Pondweed (*P. pectinatus*), Perfoliated Pondweed (*P. perfoliatus*) and Crowfoots (*Ranunculus* spp.). The water quality of the Barrow has improved since the vegetation survey was carried out (EPA, 1996).

Dry Heath at the site occurs in pockets along the steep valley sides of the rivers especially in the Barrow Valley and along the Barrow tributaries where they occur in the foothills of the Blackstairs Mountains. The dry heath vegetation along the slopes of the river bank consists of Bracken (*Pteridium aquilinum*) and Gorse (*Ulex europaeus*) species with patches of acidic grassland vegetation. Additional typical species include Heath Bedstraw (*Galium saxatile*), Foxglove (*Digitalis purpurea*), Common Sorrel (*Rumex acetosa*) and Bent Grass (*Agrostis stolonifera*). On the steep slopes above New Ross the Red Data Book species Greater Broomrape (*Orobanche rapum-genistae*) has been recorded. Where rocky outcrops are shown on the maps Bilberry (*Vaccinium myrtillus*) and Wood Rush (*Luzula sylvatica*) are present. At Ballyhack a small area of dry heath is interspersed with patches of lowland dry grassland. These support a number of Clover species including the legally protected Clustered Clover (*Trifolium glomeratum*) - a species known from only one other site in Ireland. This grassland community is especially well developed on the west side of the mud-capped walls by the road. On the east of the cliffs a group of rock-dwelling species occur, i.e. English Stonecrop (*Sedum anglicum*), Sheep's-bit (*Jasione montana*) and Wild Madder (*Rubia peregrina*). These rocks also support good lichen and moss assemblages with *Ramalina subfarinacea* and *Hedwigia ciliata*.

Dry Heath at the site generally grades into wet woodland or wet swamp vegetation lower down the slopes on the river bank. Close to the Blackstairs Mountains, in the foothills associated with the Aughnabrisky, Aughavaud and Mountain Rivers there are small

patches of wet heath dominated by Purple Moor-grass (*Molinia caerulea*) with Heather (*Calluna vulgaris*), Tormentil (*Potentilla erecta*), Carnation Sedge (*Carex panicea*) and Bell Heather (*Erica cinerea*).

Saltmeadows occur at the southern section of the site in old meadows where the embankment has been breached, along the tidal stretches of in-flowing rivers below Stokestown House, in a narrow band on the channel side of Common Reed (*Phragmites*) beds and in narrow fragmented strips along the open shoreline. In the larger areas of salt meadow, notably at Carrickcloney, Ballinlaw Ferry and Rochestown on the west bank; Fisherstown, Alderton and Great Island to Dunbrody on the east bank, the Atlantic and Mediterranean sub types are generally intermixed. At the upper edge of the salt meadow in the narrow ecotonal areas bordering the grasslands where there is significant percolation of salt water, the legally protected species Borrer's Saltmarsh-grass (*Puccinellia fasciculata*) and Meadow Barley (*Hordeum secalinum*) (Flora Protection Order, 1987) are found. The very rare Divided Sedge (*Carex divisa*) is also found. Sea Rush (*Juncus maritimus*) is also present. Other plants recorded and associated with salt meadows include Sea Aster (*Aster tripolium*), Sea Thrift (*Armeria maritima*), Sea Couch (*Elymus pycnanthus*), Spear-leaved Orache (*Atriplex prostrata*), Lesser Sea-spurrey (*Spergularia marina*), Sea Arrowgrass (*Triglochin maritima*) and Sea Plantain (*Plantago maritima*).

Salicornia and other annuals colonising mud and sand are found in the creeks of the saltmarshes and at the seaward edges of them. The habitat also occurs in small amounts on some stretches of the shore free of stones.

The estuary and the other Habitats Directive Annex I habitats within it form a large component of the site. Extensive areas of intertidal flats, comprised of substrates ranging from fine, silty mud to coarse sand with pebbles/stones are present. Good quality intertidal sand and mudflats have developed on a linear shelf on the western side of Waterford Harbour, extending for over 6 km from north to south between Passage East and Creadaun Head, and in places are over 1 km wide. The sediments are mostly firm sands, though grade into muddy sands towards the upper shore. They have a typical macro-invertebrate fauna, characterised by polychaetes and bivalves. Common species include *Arenicola marina*, *Nephtys hombergii*, *Scoloplos armiger*, *Lanice conchilega* and *Cerastoderma edule*.

The western shore of the harbour is generally stony and backed by low cliffs of glacial drift. At Woodstown there is a sandy beach, now much influenced by recreation pressure and erosion. Behind it a lagoonal marsh has been impounded which runs westwards from Gaultiere Lodge along the course of a slow stream. An extensive reedbed occurs here. At the edges is a tall fen dominated by sedges (*Carex* spp.), Meadowsweet, Willowherb (*Epilobium* spp.) and rushes (*Juncus* spp.). Wet woodland also occurs. This area supports populations of typical waterbirds including Mallard, Snipe, Sedge Warbler and Water Rail.

The dunes which fringe the strand at Duncannon are dominated by Marram grass (*Ammophila arenaria*) towards the sea. Other species present include Wild Sage (*Salvia verbenaca*), a rare Red Data Book species. The rocks around Duncannon ford have a rich flora of seaweeds typical of a moderately exposed shore and the cliffs themselves support a number of coastal species on ledges, including Thrift (*Armeria maritima*), Rock Samphire (*Crithmum maritimum*) and Buck's-horn Plantain (*Plantago coronopus*).

Other habitats which occur throughout the site include wet grassland, marsh, reed swamp, improved grassland, arable land, quarries, coniferous plantations, deciduous woodland, scrub and ponds.

Seventeen Red Data Book plant species have been recorded within the site, most in the recent past. These are Killarney Fern (*Trichomanes speciosum*), Divided Sedge (*Carex divisa*), Clustered Clover (*Trifolium glomeratum*), Basil Thyme (*Acinos arvensis*), Hemp nettle (*Galeopsis angustifolia*), Borrer's Saltmarsh Grass (*Puccinellia fasciculata*), Meadow Barley (*Hordeum secalinum*), Opposite-leaved Pondweed (*Groenlandia densa*), Autumn Crocus (*Colchicum autumnale*), Wild Sage (*Salvia verbenaca*), Nettle-leaved Bellflower (*Campanula trachelium*), Saw-wort (*Serratula tinctoria*), Bird Cherry (*Prunus padus*), Blue Fleabane (*Erigeron acer*), Fly Orchid (*Ophrys insectifera*), Broomrape (*Orobanche hederaceae*) and Greater Broomrape (*Orobanche rapum-genistae*). Of these the first nine are protected under the Flora Protection Order 1999. Divided Sedge (*Carex divisa*) was thought to be extinct but has been found in a few locations in the site since 1990. In addition plants which do not have a very wide distribution in the country are found in the site including Thin-spiked Wood-sedge (*Carex strigosa*), Field Garlic (*Allium oleraceum*) and Summer Snowflake (*Leucojum aestivum*). Six rare lichens, indicators of ancient woodland, are found including *Lobaria laetevirens* and *L. pulmonaria*. The rare moss *Leucodon sciuroides* also occurs.

The site is very important for the presence of a number of EU Habitats Directive Annex II animal species including Freshwater Pearl Mussel (*Margaritifera margaritifera* and *M. m. durrovensis*), Freshwater Crayfish (*Austropotamobius pallipes*), Salmon (*Salmo salar*), Twaite Shad (*Alosa fallax fallax*), three Lamprey species - Sea (*Petromyzon marinus*), Brook (*Lampetra planeri*) and River (*Lampetra fluviatilis*), the marsh snail *Vertigo moulinsiana* and Otter (*Lutra lutra*). This is the only site in the world for the hard water form of the Pearl Mussel *M. m. durrovensis* and one of only a handful of spawning grounds in the country for Twaite Shad. The freshwater stretches of the River Nore main channel is a designated salmonid river. The Barrow/Nore is mainly a grilse fishery though spring salmon fishing is good in the vicinity of Thomastown and Inistioge on the Nore. The upper stretches of the Barrow and Nore, particularly the Owenass River, are very important for spawning.

The site supports many other important animal species. Those which are listed in the Irish Red Data Book include Daubenton's Bat (*Myotis daubentoni*), Badger (*Meles meles*), Irish Hare (*Lepus timidus hibernicus*) and Frog (*Rana temporaria*). The rare Red Data Book fish species Smelt (*Osmerus eperlanus*) occurs in estuarine stretches of the

site. In addition to the Freshwater Pearl Mussel, the site also supports two other freshwater Mussel species, *Anodonta anatina* and *A. cygnea*.

The site is of ornithological importance for a number of E.U. Birds Directive Annex I species including Greenland White-fronted Goose, Whooper Swan, Bewick's Swan, Bar-tailed Godwit, Peregrine and Kingfisher. Nationally important numbers of Golden Plover and Bar-tailed Godwit are found during the winter. Wintering flocks of migratory birds are seen in Shanahoe Marsh and the Curragh and Goul Marsh, both in Co. Laois and also along the Barrow Estuary in Waterford Harbour. There is also an extensive autumnal roosting site in the reedbeds of the Barrow Estuary used by Swallows before they leave the country.

Landuse at the site consists mainly of agricultural activities – many intensive, principally grazing and silage production. Slurry is spread over much of this area. Arable crops are also grown. The spreading of slurry and fertiliser poses a threat to the water quality of the salmonid river and to the populations of Habitats Directive Annex II animal species within the site. Many of the woodlands along the rivers belong to old estates and support many non-native species. Little active woodland management occurs. Fishing is a main tourist attraction along stretches of the main rivers and their tributaries and there are a number of Angler Associations, some with a number of beats. Fishing stands and styles have been erected in places. Both commercial and leisure fishing takes place on the rivers. There is net fishing in the estuary and a mussel bed also. Other recreational activities such as boating, golfing and walking, particularly along the Barrow towpath are also popular. There is a golf course on the banks of the Nore at Mount Juliet and GAA pitches on the banks at Inistioge and Thomastown. There are active and disused sand and gravel pits throughout the site. Several industrial developments, which discharge into the river, border the site. New Ross is an important shipping port. Shipping to and from Waterford and Belview ports also passes through the estuary.

The main threats to the site and current damaging activities include high inputs of nutrients into the river system from agricultural run-off and several sewage plants, overgrazing within the woodland areas, and invasion by non-native species, for example Cherry Laurel and Rhododendron (*Rhododendron ponticum*). The water quality of the site remains vulnerable. Good quality water is necessary to maintain the populations of the Annex II animal species listed above. Good quality is dependent on controlling fertilisation of the grasslands, particularly along the Nore. It also requires that sewage be properly treated before discharge. Drainage activities in the catchment can lead to flash floods which can damage the many Annex II species present. Capital and maintenance dredging within the lower reaches of the system pose a threat to migrating fish species such as lamprey and shad. Land reclamation also poses a threat to the salt meadows and the populations of legally protected species therein.

Overall, the site is of considerable conservation significance for the occurrence of good examples of habitats and of populations of plant and animal species that are listed on Annexes I and II of the E.U. Habitats Directive respectively. Furthermore it is of high conservation value for the populations of bird species that use it. The occurrence of

several Red Data Book plant species including three rare plants in the salt meadows and the population of the hard water form of the Pearl Mussel which is limited to a 10 km stretch of the Nore, add further interest to this site.

16.1.03

APPENDIX 3 – LIST OF NATIVE TREES AND SHRUBS

Choosing the right species of tree and shrub is very important in urban areas where there are restrictions on space. Where possible, always use native species. Below is a list of the trees and shrubs native to Ireland, and advice on the locations to which they are suited.

Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
Alder	<i>Alnus glutinosa</i>	22m	Yes	No	Yes	ADPS
Alder buckthorn	<i>Frangula alnus</i>	6m	Yes	No	Yes	D
Arbutus (strawberry tree)	<i>Arbutus unedo</i>	8m	Yes	No	Yes	Not frost hardy
Ash	<i>Fraxinus excelsior</i>	28m	Yes	No	No	ADIPS
Aspen	<i>Populus tremula</i>	24m	Yes	No	No	DPSV Not close to buildings or any services
Bird cherry	<i>Prunus padus</i>	14m	Yes	Yes	Yes	P
Bramble	<i>Rubus fruticosus</i>	2m	No	No	No	C/H note: tends to be invasive
Broom	<i>Cytisus scoparius</i>	2m	Yes	No	Yes	*
Burnet rose	<i>Rosa pimpinellifolia</i>	2m	Yes	No	Yes, but vigorous	C/H
Common (or European) gorse	<i>Ulex europeaus</i>	2.5m	Yes	No	In a rural setting	HV
Crab apple	<i>Malus sylvestris</i>	6m	Yes	No	No	AHIP
Dog rose	<i>Rosa canina</i>	2m	Yes	No	Yes. Vigorous	C/H
Downy birch	<i>Betula pubescens</i>	18m	Yes	Yes	Yes	ADIP
Elder	<i>Sambucus nigra</i>	6m	In hedge	No	No	V
Guelder rose	<i>Viburnum opulus</i>	4.5m	Yes	No	No	DH
Hawthorn	<i>Crataegus monogyna</i>	9m	Yes	Yes	Yes	AHIPS

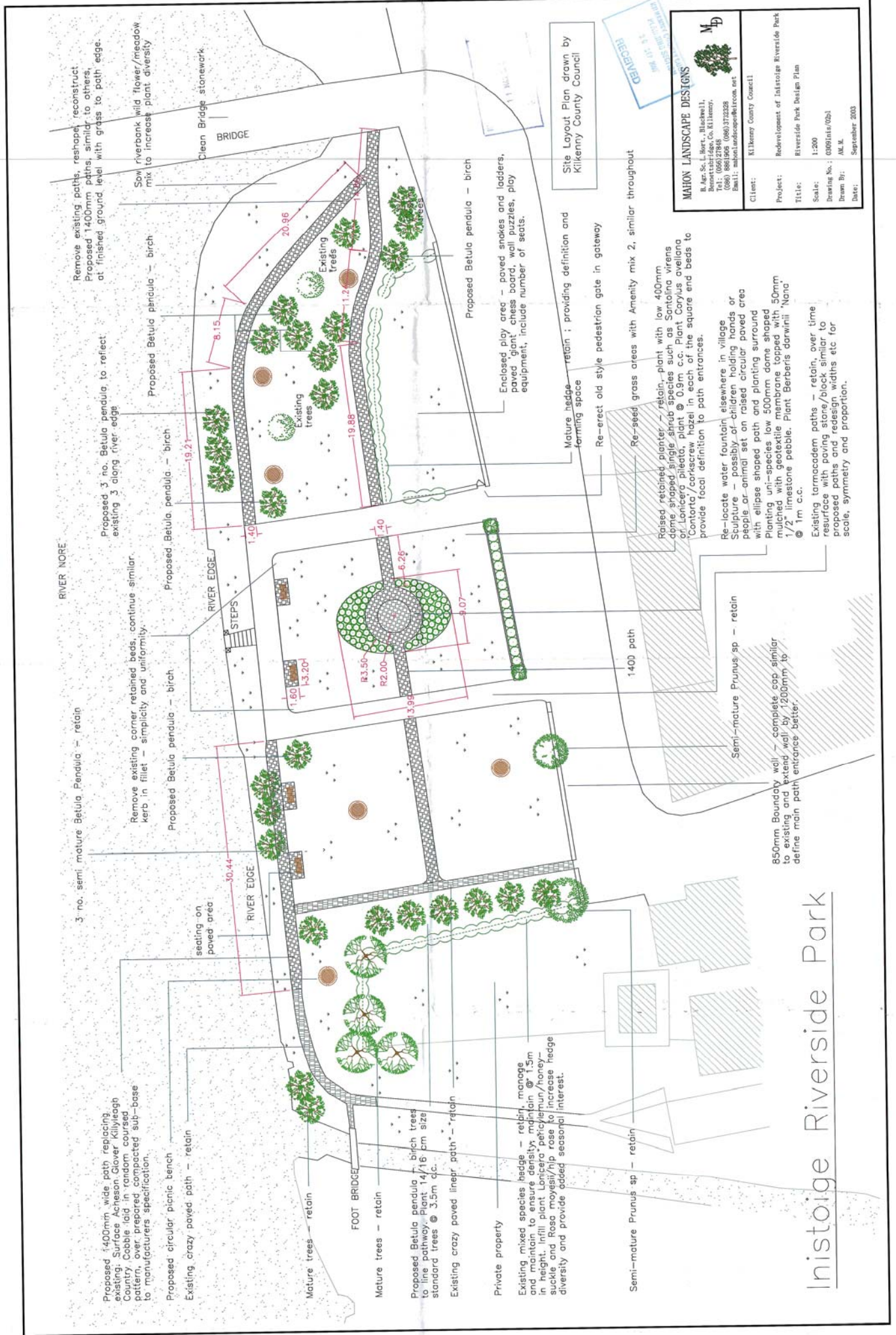
Common name	Latin name	Height (max)	Suitable for public open spaces	Suitable for streets and confined spaces	Suitable for tubs, containers, raised beds etc.	Guide to planting: see key below
Hazel	<i>Corylus avellana</i>	6m	Yes	No	No	AHS
Holly	<i>Ilex aquifolium</i>	15m	Yes	Yes	Yes	AHPS
Honeysuckle	<i>Lonicera periclymenum</i>	climber	Yes	On walls	No	C
Ivy	<i>Hedera helix</i>	climber	Yes	Yes	Yes	C
Juniper	<i>Juniperus communis</i>	6m	Yes	No	No	S
Pedunculate oak	<i>Quercus robur</i>	30m	Yes	No	No	AI only suitable for large spaces
Privet	<i>Ligustrum vulgare</i>	3m	Yes	Yes	Yes	No
Purging buckthorn	<i>Rhamnus cathartica</i>	4.5m	No	No	No	AHPV
Rowan or mountain ash	<i>Sorbus aucuparia</i>	9m	Yes	Yes	Yes	ADHIP
Scots pine	<i>Pinus sylvestris</i>	24m	Yes	No	No	AI
Sessile oak	<i>Quercus petraea</i>	30m	Yes	No	No	AI only suitable for large spaces
Silver birch	<i>Betula pendula</i>	18m	Yes	Yes	Yes	ADIP
Sloe, blackthorn	<i>Prunus spinosa</i>	3m	Yes	No	No	AHPV
Spindle	<i>Euonymus europaeus</i>	7.5m	Yes	No	No	H
Western (or mountain) gorse	<i>Ulex gallii</i>	1.5m	Yes	No	Yes	*
Whitebeam spp.	<i>Sorbus aria/S. anglica/S. devoniensis /S.hibernica/S. latifolia/S. rupicola</i>	12m	Yes	Yes	Yes	IPS
Wild cherry	<i>Prunus avium</i>	15m	Yes	Yes	Yes	AHI
Willow spp.	<i>Salix spp.</i>	6m	Some	No	No	V suitable near buildings or services
Wych elm	<i>Ulmus glabr</i>	30m	Yes		No	PS
Yew	<i>Taxus baccata</i>	14m	Yes	No	Yes	AIPS

- A – Grows in a wide variety of soils
- C – Climber
- H – Suitable for hedging
- I – Suitable as an individual tree
- D – Tolerates or prefers damp conditions
- P – Tolerates smoke or pollution
- S – Tolerates shade
- V – Invasive
- * - Tolerates dry conditions

APPENDIX 4

Proposals for the Riverside Park

Proposals for The Square Inistioge



MAHON LANDSCAPE DESIGNS
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Client: Kilkenny County Council
 Project: Redevelopment of Inistoige Riverside Park
 Title: Riverside Park Design Plan
 Scale: 1:200
 Drawing No.: 000016/0201
 Drawn By: AM.M.
 Date: September 2003

Site Layout Plan drawn by
 Kilkenny County Council



Inistoige Riverside Park

The Square, Inistoiqe

Existing mature 3 x Acer pseudoplatanus-sycamore trees retain 2 at corners, manage and maintain as per arborists recommendations. These trees are visually important for scale and balance.

Proposed paved seating area with 3 seats

Ballards and chainlink perimeter definer - retain, have restored/repared, cleaned and repainted.

Remove 2 x Prunus species- cherries; poor condition.

Mature Crataegus species - hawthorn -retain

Mature Platanus-retain, carry out any management/maintenance practices as per consultant arborists recommendations similar with all mature trees.

Grade/level from paving edges, add topsoil where necessary to level, incorporate and seed-fertiliser and re-sow grass areas with amenity mix 2. Grass areas in The Square will need a grass management programme to ensure a dense healthy sward. Regularly mow, topdress, fertilise and carry out compaction control practices.

Mature Tilia -Lime

Information Sign

Young Tilia sp. -lime

Proposed double sided seat

Proposed Tilia x europaea -lime tree to replace removed Cherries and provide continuous tree perimeter over time. Plant 18/20 or greater heavy standard. Stake and tie. Maincain 0.6m radius around base of tree vegetation free indefinitely. Form this radius with Uniborder or similar during construction.

Proposed pathways 1400mm wide, surface Acheson Glover Killybegh Country Cobble laid in Random Coursed Pattern. Paving laid over prepared subbase to manufacturers specifications. Similar throughout.

Monument

Proposed limestone cobble surrounding base of monument. Similar to perimeter kerb

Proposed limestone cobble surrounding base of monument. Similar to perimeter kerb

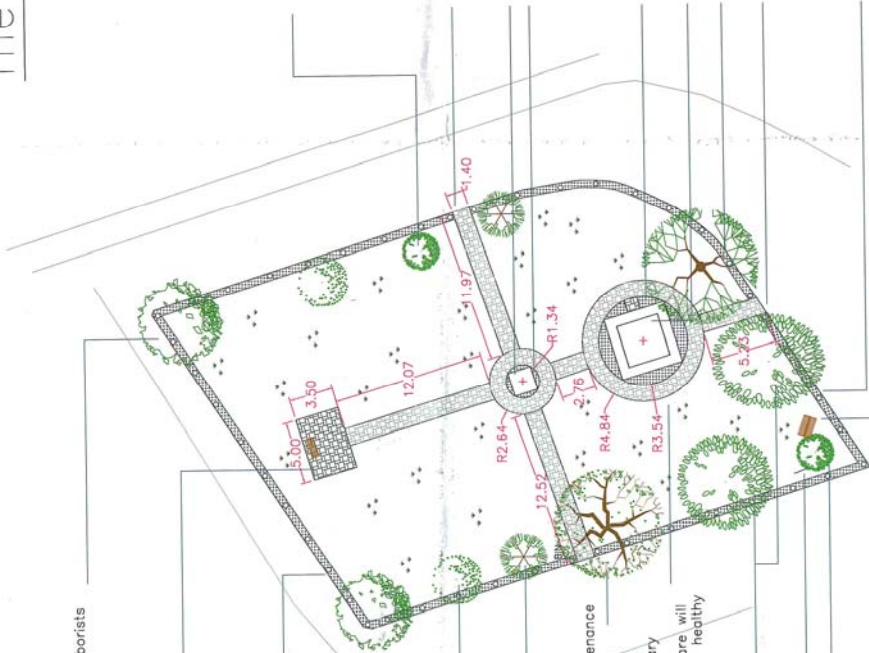
Monument

Mature Fagus sylvatica- beech

Reposition existing ballards to allow reconstruction and widening of access points - similar throughout.

Proposed 600mm wide cobble stone kerb surrounding The Square incorporating ballards to facilitate grass mowing and maintenance. Kerb constructed similarly to local cobblestone kerbs.

Monuments
Propose cleaning and restoration under instructions of regulatory authority. Assess if water could be continuously flowing in larger monument. Remove inappropriate materials - existing top.



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Client: Kilkenny County Council
 Project: Redevelopment of The Square, Inistoiqe
 Title: The Square Landscape Design Plan
 Scale: 1:200
 Drawing No.: 00091014/02p.
 Drawn By: J.M.M.
 Date: September 2003

Site Layout Plan drawn by
 Kilkenny County Council