

# KILKENNY COUNTY DEVELOPMENT PLAN 2014-2020



## Variation No.3

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### Introduction:

In accordance with Section 13 of the Planning and Development Act 2000 (as amended), Kilkenny County Council has varied the Kilkenny County Development Plan 2014-2020 for the purpose of:

- (a) Incorporating the expired Local Area Plan areas of Piltown, Fiddown and Gowran into the County Development Plan with settlement boundaries in accordance with Section 3.3.5.1 of the County Development Plan
- (b) Extending the settlement boundary of Ballyragget area so as to allow for the provision of additional housing

### Variation 3:

The Variation is outlined below and should be read in conjunction with a copy of the Kilkenny County Development Plan 2014-2020. Changes to the existing policy of the Kilkenny County Development Plan 2014-2020 are set out below, with insertions *in italics* and deletions in ~~strikethrough~~.

## 2.1 Chapter 3: Core Strategy

### 3.3.5.1 Expired LAPs

The Local Area Plans for Ballyhale, Ballyragget, Freshford, Goresbridge, Inistioge, Kells, Knocktopher, Mooncoin, Mullinavat, Slieverue, Stoneyford, *Fiddown, Gowran, Piltown*, and Urlingford have expired.

For the purposes of this core strategy, these ~~12~~ *15* towns will not be assigned a separate population projection, but will be considered as part of the remaining area of the county in the core strategy table. Each of these towns will be subject to a map within this Plan which depicts a settlement boundary within which development will be considered in accordance with the policies outlined below (see Figures 3.2-3.13 a-c). There will be no development objectives in these settlements *apart from Ballyragget, which has an objective for a second access onto the Kilkenny road to the Southwest of site B, indicated with an asterisk\**. Development proposals within the boundary will be considered on their merits against the policies and objectives contained in the core strategy and the Development Plan generally.

#### **Objective: Ballyragget**

**3SO1: The land identified as Site B on Figure 3.3 shall only be developed subject to a second entrance being provided onto the Kilkenny Road to the Southwest of the site (see asterisk\*).**

*The LAPs for Bennettsbridge, Kilmacow and New Ross Environs have also expired and the Development Plan includes a zoning and phasing map for these three settlements, see Figures 3.14-3.16.*

The expired LAPs are no longer the statutory plans for their areas but the plans do contain a significant amount of information on natural and built heritage and other planning issues. The expired plans will be used as supplementary guidance documents for planning purposes. Housing

development within the settlement boundary of these towns will not be subject to the rural housing policy as outlined in section 3.5.

Where a smaller town or village does not have a statutory Local Area Plan or a development boundary in existence at the time of this development plan then for development management purposes it will be considered as part of the County's rural area i.e. there is no change in its status.

The local authority will, if the need arises, prepare Local Area Plans or other appropriate planning framework documents for areas within the County whether urban or rural. The Council will review the development objectives and development management requirements for villages with expired LAP's during the life of the Plan.

### ***3.3.5.2 Existing LAPs***

~~Extant LAP's are in place for the towns and villages of Bennettsbridge, Fiddown, Gowran, Kilmacow, and Piltown. Towns with existing LAPs are targeted for growth having regard to their position within the settlement hierarchy of the County and the scale and character of the individual settlement i.e. commensurate with their position within the hierarchy. As can be seen in Table 3.3, the smaller towns and villages with extant LAPs contain 13.6 hectares of undeveloped residentially zoned land within their Plans. If an average density of 15 units per hectare is applied (6 per acre) the 13.6 hectares could yield 204 housing units which could accommodate 603 persons assuming an average occupancy of 2.96 persons per unit.~~

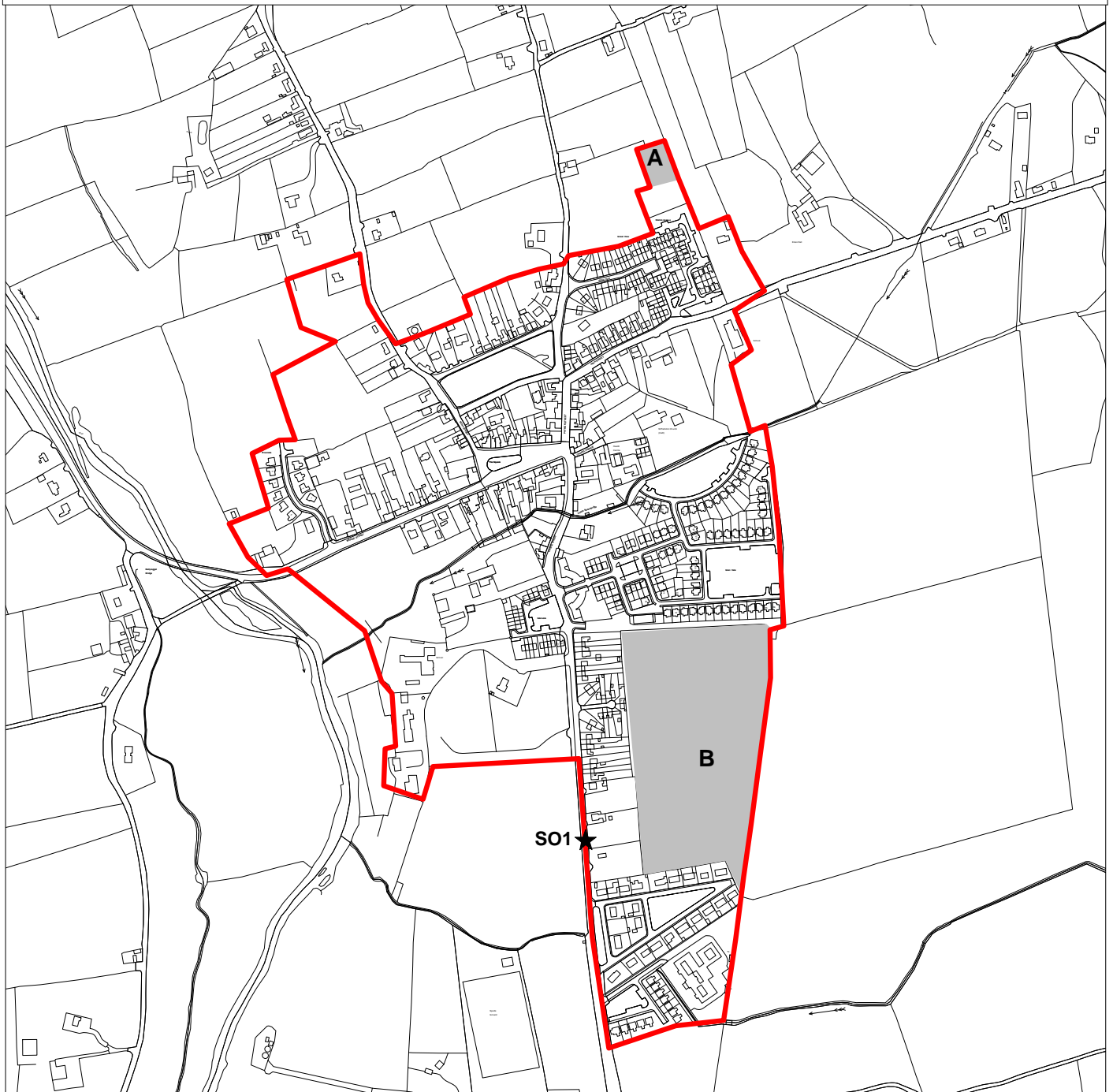
~~Where a smaller town or village has an extant Local Area Plan with zoning objectives then this core strategy sets out a phasing map for the land within the Local Area Plan. These maps supersede the original zoning map within the relevant Local Area Plan, see Figures 3.14 – 3.16.~~

~~The Ferrybank-Belview LAP will be reviewed within 2 years from the adoption of this Development Plan.~~

Delete Table 3.3 and replace as follows:

<b>Table 3.3: Existing &amp; Lapsed Local Area Plans for smaller towns &amp; villages</b>				
	<b>Settlement</b>	<b>Date LAP Adopted</b>	<b>Date LAP expired</b>	<b>Dev. Plan response</b>
1	Ballyhale	19 <sup>th</sup> July 2004	19th July 2010	Settlement boundary
2	Ballyragget	19 <sup>th</sup> July 2004	19th July 2010	Settlement boundary
3	Bennettsbridge	20 <sup>th</sup> July 2009	20 <sup>th</sup> July 2015	Zoning in CDP
4	Fiddown	17 <sup>th</sup> Jan. 2011	17 <sup>th</sup> January 2017	Settlement boundary
5	Freshford	17 <sup>th</sup> Oct. 2005	17th October 2011	Settlement boundary
6	Goresbridge	17 <sup>th</sup> Oct. 2005	17th October 2011	Settlement boundary
7	Gowran	20 <sup>th</sup> Dec 2010	20 <sup>th</sup> December 2016	Settlement boundary
8	Inistioge	19 <sup>th</sup> July 2004	19th July 2010	Settlement boundary
9	Kells	17th Oct. 2005	17th October 2011	Settlement boundary
10	Kilmacow	21 <sup>st</sup> Dec.2009	21 <sup>st</sup> December 2015	Zoning in CDP
11	Knocktopher	19 <sup>th</sup> July 2004	19th July 2010	Settlement boundary
12	Mooncoin	20 <sup>th</sup> Oct. 2003	20th October 2009	Settlement boundary
13	Mullinavat	16th Oct. 2006	16th October 2012	Settlement boundary
14	Piltown	17th Jan. 2011	17 <sup>th</sup> January 2017	Settlement boundary
15	Slieverue	16th Oct. 2006	16th October 2012	Settlement boundary
16	Stoneyford	16th Oct. 2006	16th October 2012	Settlement boundary
17	Urlingford	19 <sup>th</sup> July 2004	19th July 2010	Settlement boundary

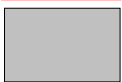
# Variation 3 to Kilkenny County Development Plan 2014-2020



**Figure 3.3 Settlement  
boundary for Ballyragget**



**Settlement boundary**



**Extension to  
settlement boundary**



**Site specific objective**

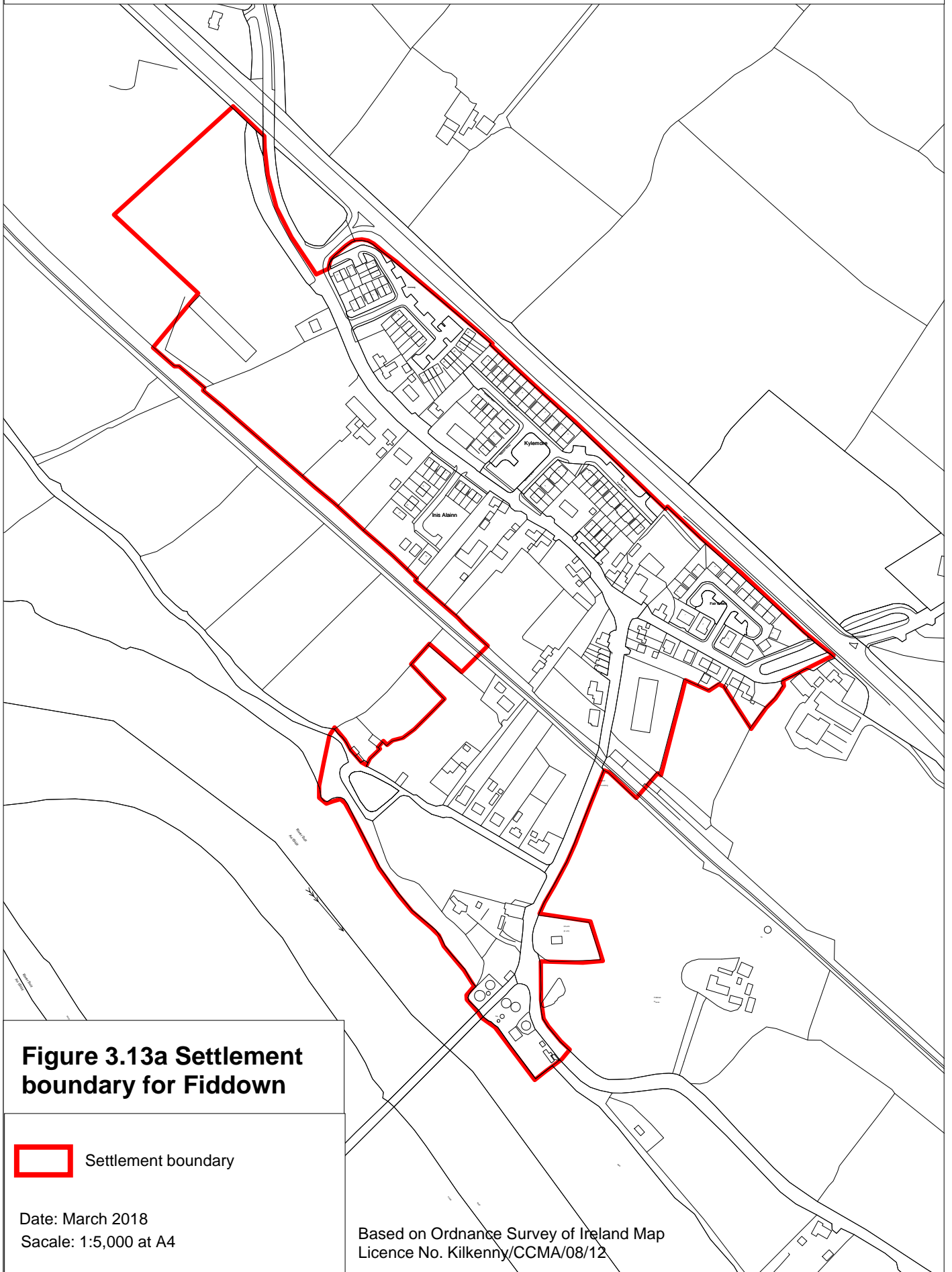
Date: March 2018

Scale 1:9,000 at A4




Based on Ordnance Survey of Ireland Map License No. Kilkenny  
CCMA/08/12

**Variation 3 to Kilkenny  
County Development Plan 2014-2020**



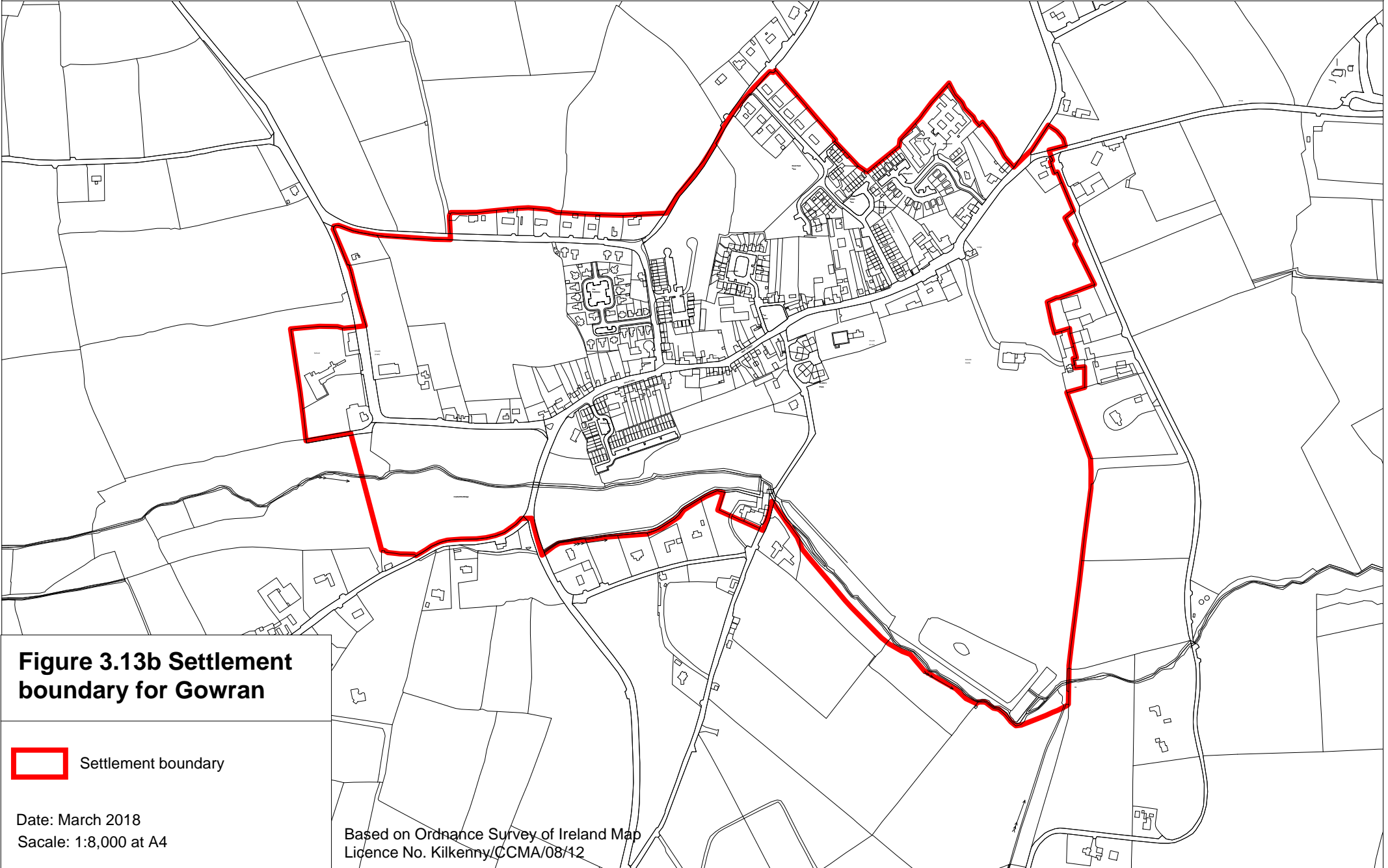
**Figure 3.13a Settlement  
boundary for Fiddown**

 Settlement boundary


Date: March 2018  
Scale: 1:5,000 at A4

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Variation 3 Kilkenny County Development Plan 2014-2020



**Figure 3.13b Settlement boundary for Gowran**

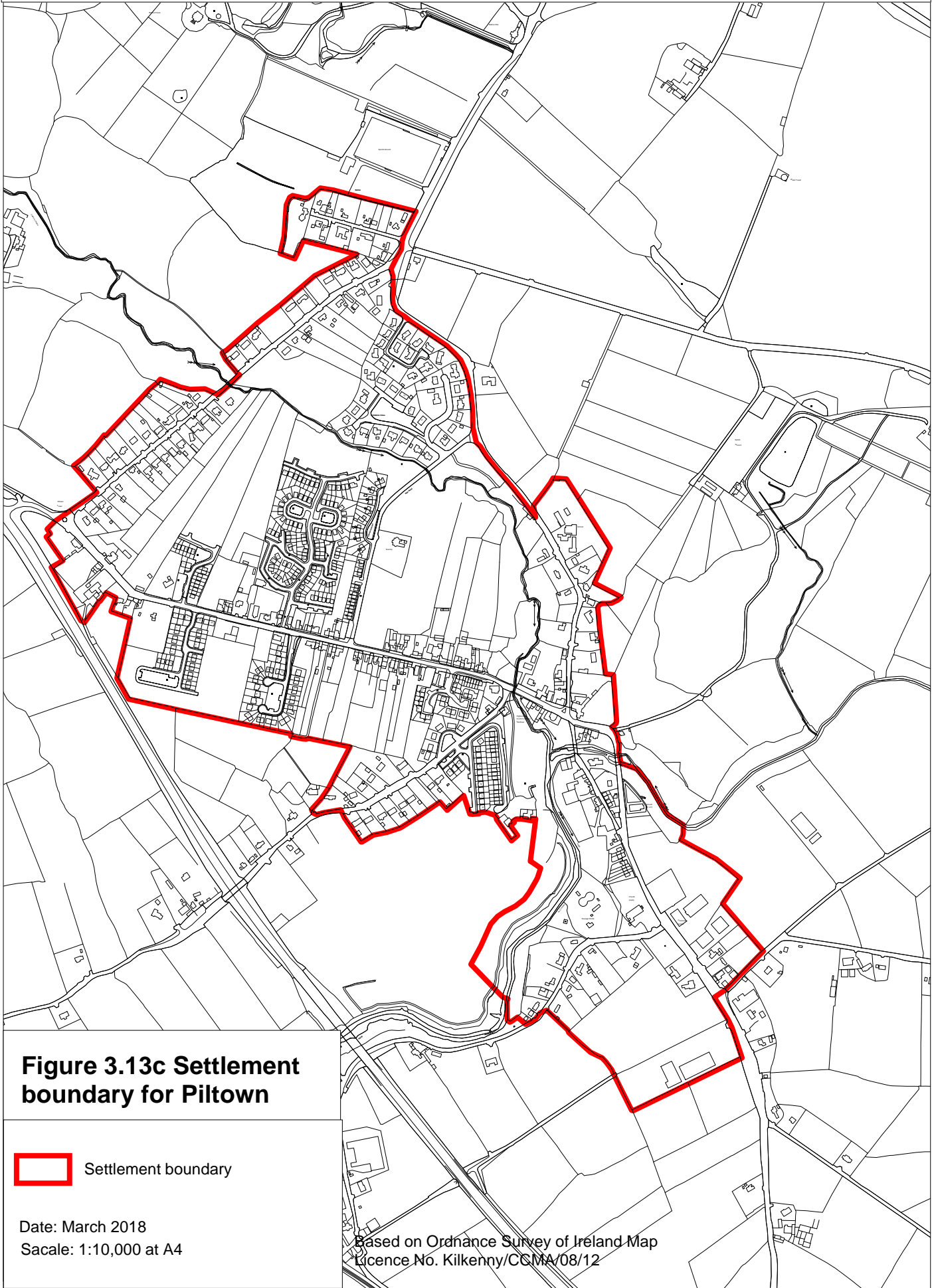
 Settlement boundary

Date: March 2018  
Scale: 1:8,000 at A4


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# Variation 3 to Kilkenny County Development Plan 2014-2020



**Figure 3.13c Settlement boundary for Piltown**

 Settlement boundary

Date: March 2018  
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