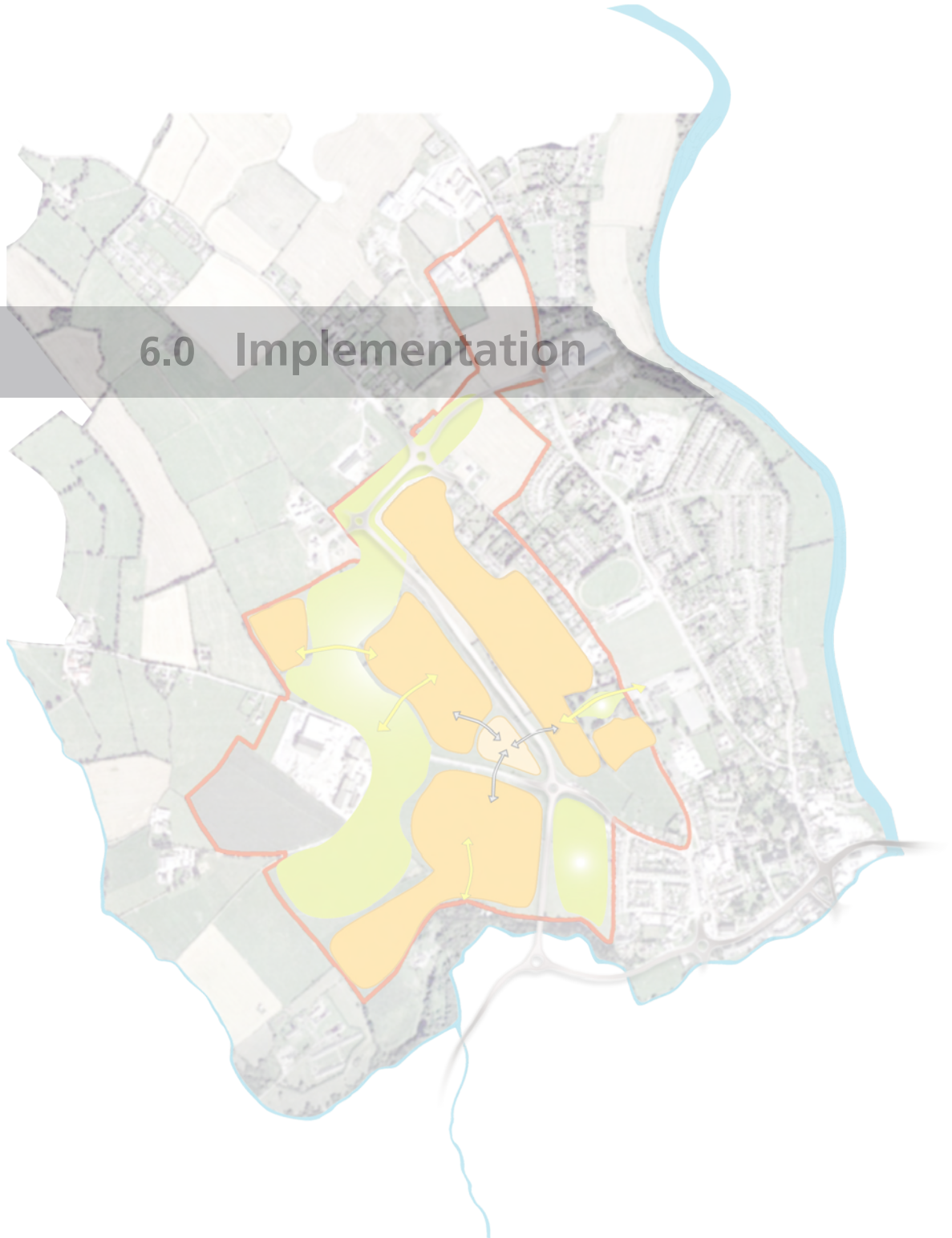


6.0 Implementation



6.0 Implementation

A principle aim of Loughmacask LAP is to ensure that local residents and visitors to the area are provided with a high amenity environment that offers opportunities for recreation, leisure and day to day activities of living. Accordingly, it is necessary to ensure that, where appropriate and viable, infrastructure such as public parks and local shops have been implemented, along side the necessary services such as water supply, waste water and electricity.

Phasing of development within the Loughmacask area has been split into two phases, encompassing 10 development parcels. While the phasing primarily relates to the implementation of development aimed at achieving viable and sustainable growth, the development parcels also seek to create a balance between the required land use within the Loughmacask area and existing land ownership. The Infrastructure and Use Matrix Table sets out the phasing and development criteria for each parcel, including: the requisite infrastructure for the development of each parcel; required non-residential development; and prescribed residential densities.

6.1 Phasing

Phasing for the Loughmacask LAP area will focus progressively on a balance of necessary infrastructure and public recreation and leisure facilities, alongside a phased programme of residential development.

Phase 1 is concerned with the development of the Loughmacask core, including primary movement networks, recreation and leisure facilities, and the development of the village centre (see figure 38). Within Phase 1, five development parcels have been identified (parcels A, B, and C, D, and I - see figure 38), each requiring the development of mixed density residential living areas with an average of 29 to 40 units per hectare. In conjunction with residential development, the following community development will also be required to be undertaken during phase 1 (inter alia):

- Small local scale retail services and facilities constituting the village centre (Parcel A only);
- Open space and recreation facilities;
- Community facilities inclusive of healthcare, social and civic facilities;
- Sports related Community facility;
- A public pedestrian and cycle access way running through the Ayresfield House site and adjacent lands between Grange Road and the Loughmacask village centre (as indicated on Map 2, Appendix A).
- Adult Education facility;
- Provision of defined pedestrian and cyclist paths, including enhanced access towards the city centre;
- Partial completion of the Inner Relief Road and upgrade of Tullaroan Road;
- Upgrade of water supply and waste water services; and
- Layout of sustainable urban drainage systems.

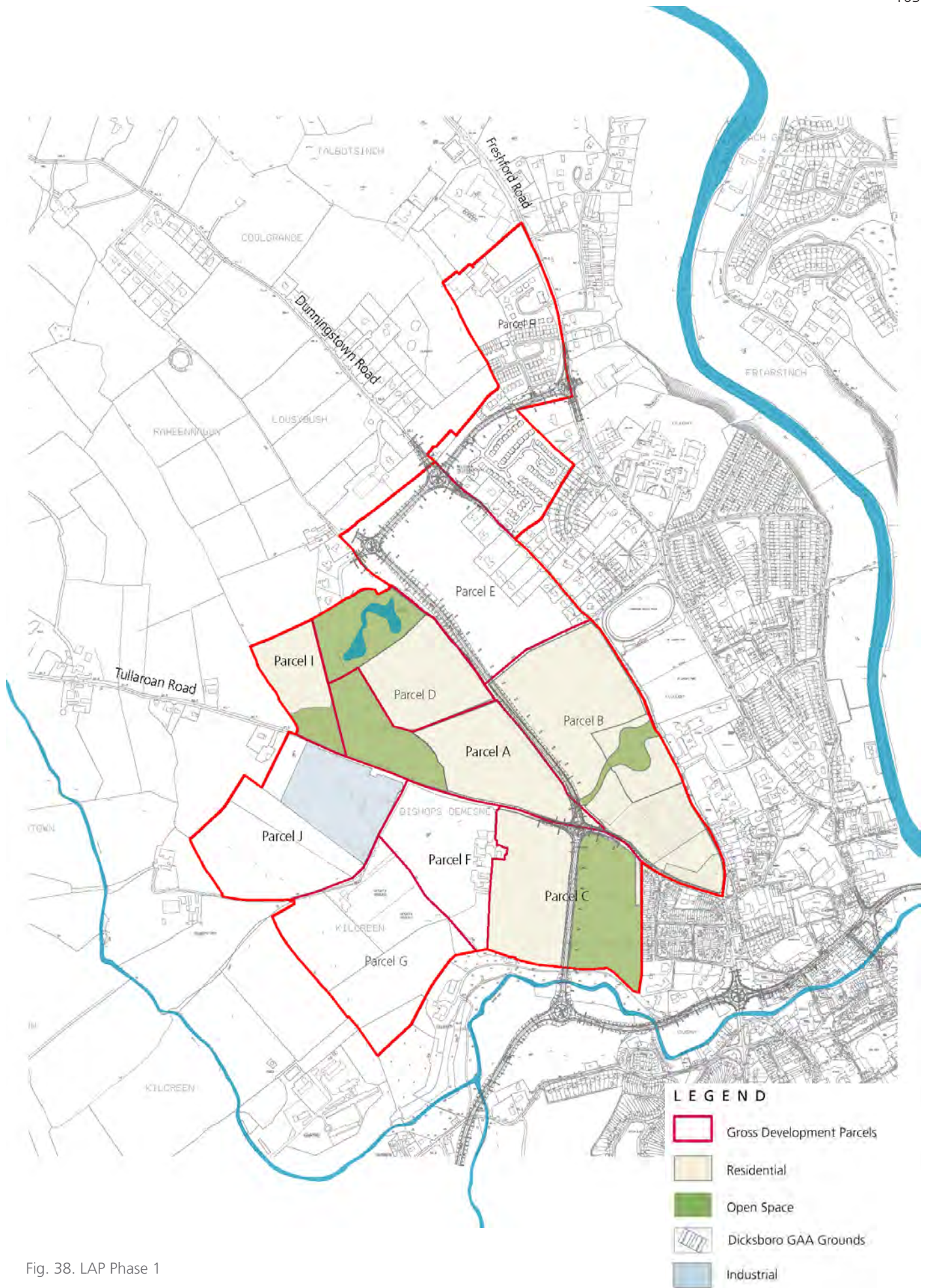


Fig. 38. LAP Phase 1

Phase 2 is concerned with the balance of development throughout the Loughmacask LAP area (parcels E, F, G, H, and J), to an end that will see the Councils' vision for the area achieved (See Fig. 39). Essential to this will be the establishment of further mixed density residential living areas (with an average of 15 to 40 units per hectare), along with the following community development initiatives (inter alia):

- Further development of open space and recreation facilities, including improved GAA pitches;
- Completion of a Loughmacask pedestrian and cycle loop;
- Enhanced pedestrian and cycle connections to the Nore and Breaghagh river valleys;
- Environmental Heritage / Education Facility;
- Flood mitigation measures where appropriate;
- Completion of the Inner Relief Road and internal roads network within the LAP area; and
- Continued upgrade of water supply and waste water services.

It is understood that development of the proposed GAA pitches may be found to be impracticable or unviable. Should redevelopment proposals for Dicksboro GAA Club come forward during the life of the Plan, the Councils will respond positively to any redevelopment proposal by way of amendment to the LAP subject to the proper planning and sustainable development of the area. Such positive response may include the potential use of a proportion of the lands for residential purposes and/or community uses. Integral to the consideration of any future rezoning shall be the retention of a proportion of the open space, such that the concept of the linear park and green links referred to in Fig 27 of this LAP is retained.

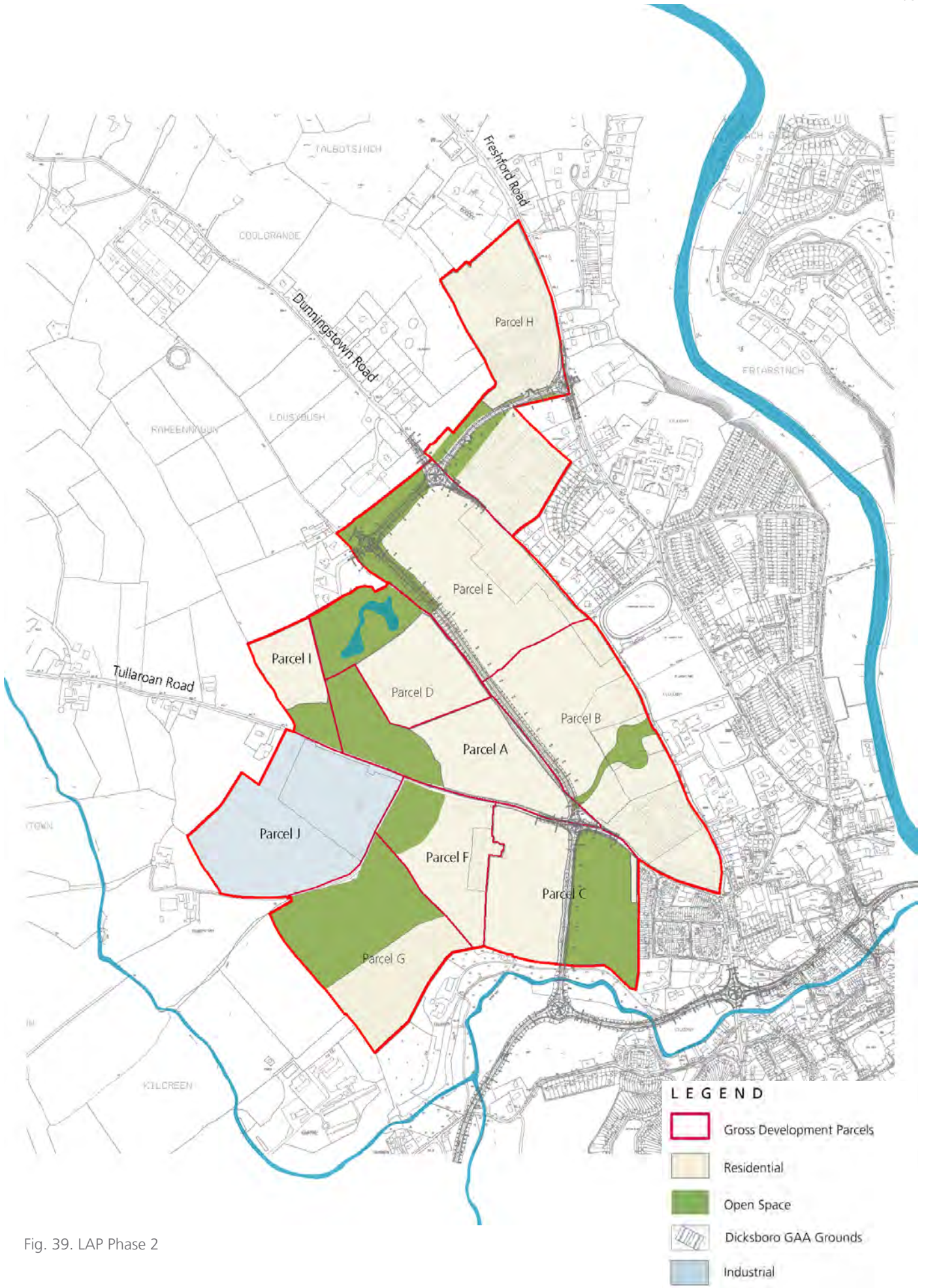


Fig. 39. LAP Phase 2

6.2 Parcels – Infrastructure, Community Facilities and Density of Housing

As far as practicable, development parcels have been established with regard to existing landownership boundaries within the Loughmacask LAP area, such that the required development of infrastructure and community facilities may be undertaken in a comprehensive manner while minimising constraints that could otherwise arise through the actions (or lack thereof) of third parties (See Fig. 40).

The development of infrastructure and community facilities is integral to achieving the Councils' vision for the Loughmacask area. Accordingly, each development parcel will play an active role in delivering infrastructure and community facilities, as well as residential living areas. To ensure an integrated outcome is achieved, the Infrastructure and Use Matrix Table outlines the required development within each parcel. In essence, each parcel holder is required to undertake or make available installation and upgrades to local services, establish defined community infrastructure and facilities (such as pedestrian and cycle paths), and residential development living areas at prescribed densities.

The requirement for infrastructure and community facilities has been balanced with residential densities within each development parcel to assist in ensuring an overall sustainable development of the area.

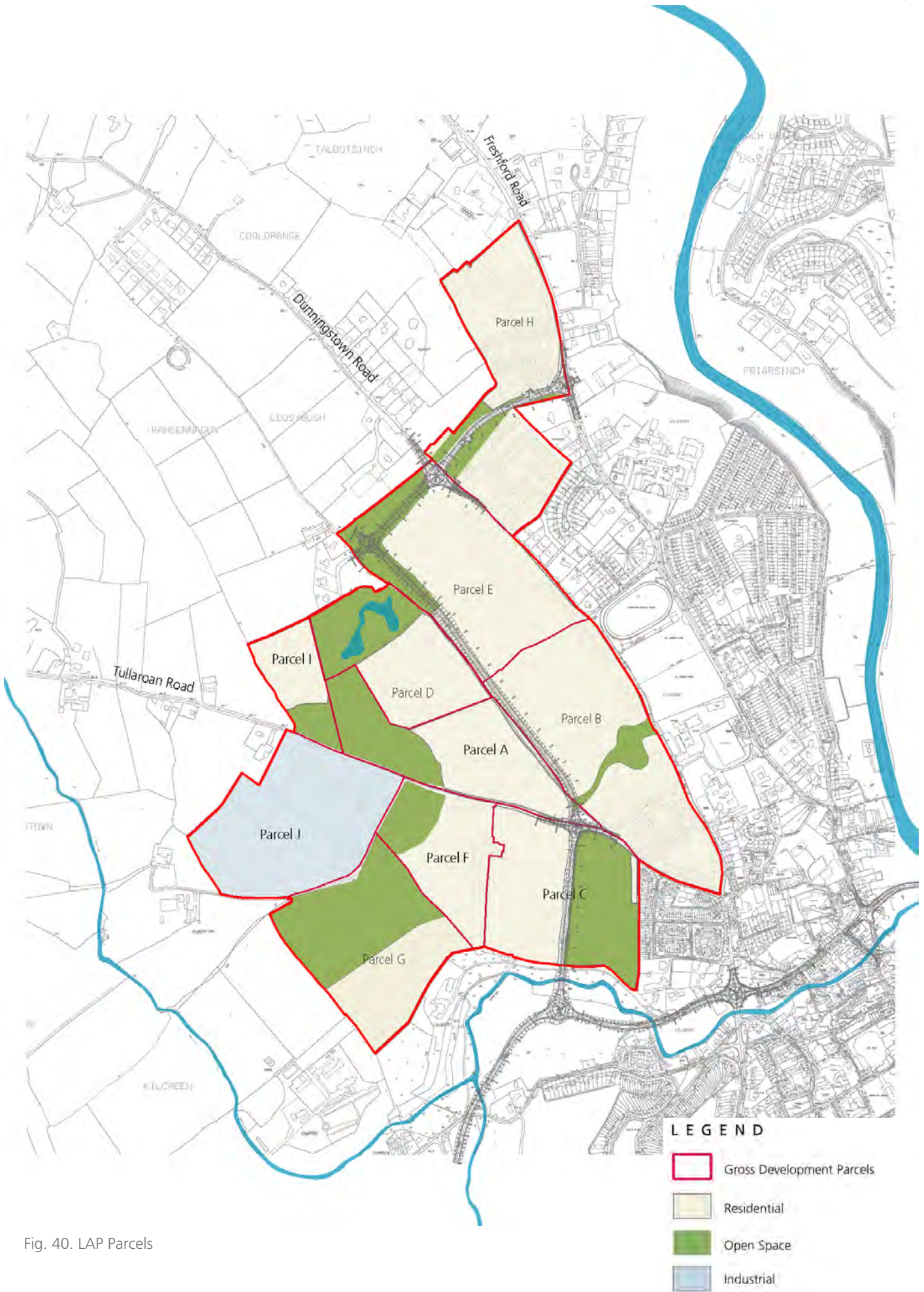


Fig. 40. LAP Parcels

6.2.1 Infrastructure and Use Matrix

The Infrastructure and Use Matrix sets out a clear criteria framework for development of each parcel within the LAP. Reference to the Infrastructure Matrix diagram facilitates identification of all relevant points set out in the table (See Fig. 41).

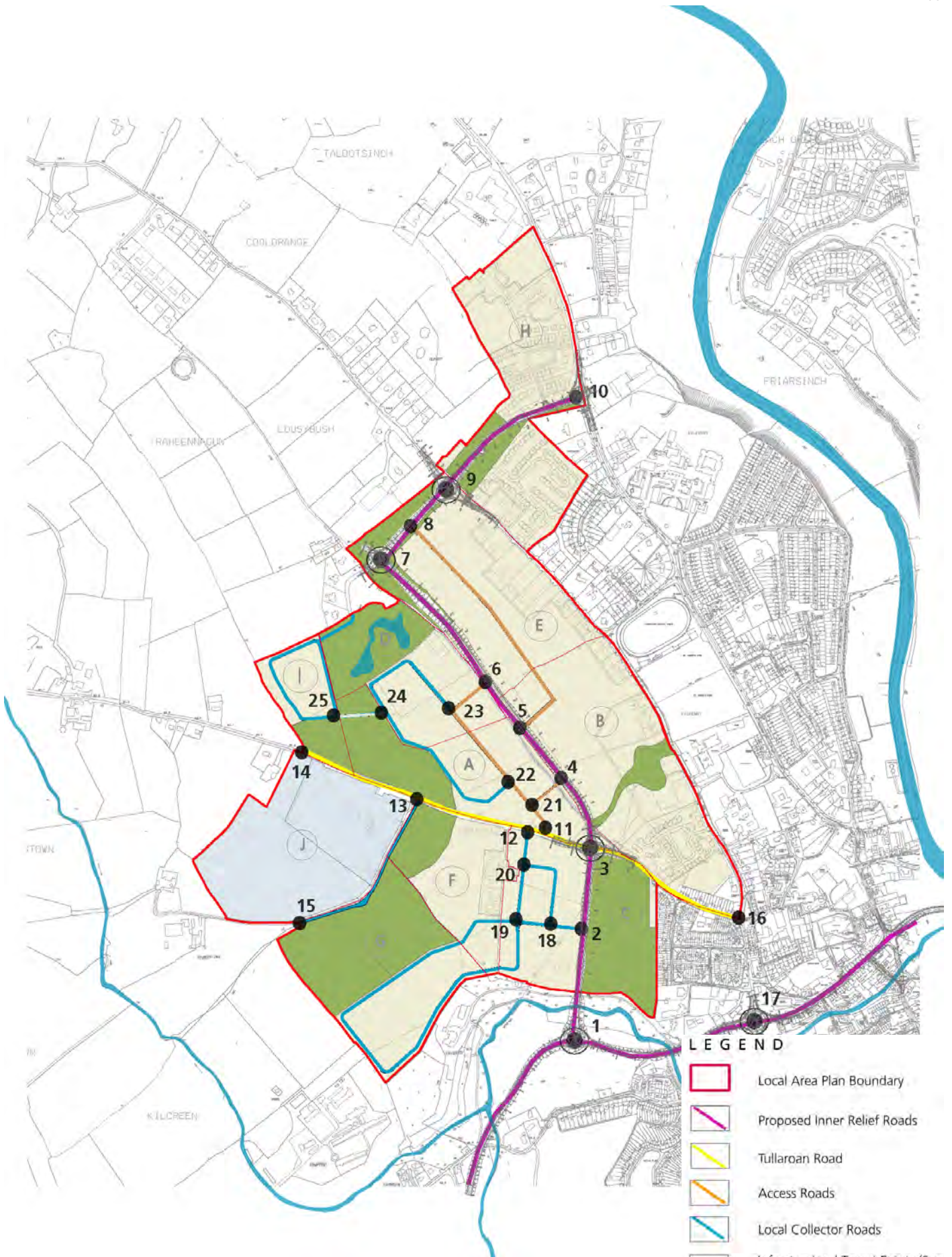


Fig. 41. Infrastructure and Use Matrix Diagram

Infrastructure and Use Matrix

Parcel Name	Gross Area (Ha)	Development Character of parcel	Required infrastructure to be delivered in tandem with development in the parcel (Refer to Proposed Infrastructure Matrix diagram)
A	10.01	Low, Medium and High Density Residential Village Centre Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete from Point 1 to Point 3 and Point 1 to Point 17 to be completed before phase 2 commences (subject to TIA). • Upgrade of Tullaroan Road from Inner Relief Road (Point 3) to Point 13. • Access Road linking the Tullaroan Road, Point 11, and the Inner Relief Road, Point 4. • Access Road from Point 11 to Point 23 • Some development allowed onto Tullaroan Road if it can be justified by Transport Impact Assessment • Connection to Breagagh Valley Sewer via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Connection to 400mm diameter trunk public water main at Point 16 or alternative potable water supply (from wells) and storage. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.
B	14.39	Low, Medium and High Density Residential Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete from Point 1 to Point 5 and from Point 1 to Point 17 to be complete before phase 2 commences (subject to TIA). • Some Development allowed onto Grange 's Road if it can be justified by Transport Impact assessment • Access Road from Parcel B to Point 5 on Inner Relief Road. • Upgrade of Grange's Road to include footpaths, cycle tracks and public lighting • Connection to Breagagh Valley Sewer via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Connection to 400mm diameter trunk public water main at Point 16 or alternative potable water supply (from wells) and storage. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.
C	12.63	Medium and High Density Residential Community Active Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete from Point 1 to Point 3 and from Point 1 to Point 17 • Upgrade of Tullaroan Road from Point 3 on Inner Relief Road to Point 13. • Access Roads from Points 2 to 19, Point 12 to Point 19, and Point 19 to boundary with Parcel F. • Some development allowed onto Tullaroan Road if it can be justified by Transport Impact Assessment • Connection to Breagagh Valley Sewer via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Connection to 400mm diameter trunk public water main at Point 16 or alternative potable water supply (from wells) and storage. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.

Infrastructure and Use Matrix

Required non-residential facilities in conjunction with residential development per Parcel (Refer to Proposed Development Parcelss Diagram)	Uses which this parcel must contain	Uses which this parcel may contain	Phase Sequence	Delivery of Phase
<ul style="list-style-type: none"> • Village Centre type facilities. Small local scale retail services and facilities. • Public open space with title transferred to the local authority laid out and landscaped. • Movement network to facilitate pedestrian and cyclist movements. • Lousybush Lane link to Lough Macask. • Facilitation and deliver of Borough Council lands for Community in Parcel C. 	<p>Medium/Low and High-density residential development. Overall average density ranges from 29 to 40 units/Ha.</p> <p>Low Density to be no less than 29 units/Ha.</p> <p>Passive open space</p>	<p>Community facilities inclusive of health-care, social and civic facilities</p> <p>Public Service Installations</p> <p>Playgroups/ Crèche/ Pre-school facilities</p> <p>Live/Work units</p> <p>Nursing Home</p> <p>Café</p> <p>Typical uses ancillary to residential development include:</p>	Phase 1	Parcel to be complete by Phase 1
<ul style="list-style-type: none"> • Facilitation and delivery of Passive Open Space. • Movement network to facilitate pedestrian and cyclist movements. • Public open space and green route to Grange Road via Ayresfield delivered with title of open space area transferred to the local authority laid out and landscaped. • Facilitation and deliver of Borough Council lands for Community in Parcel C. 	<p>Low/Medium and High-density residential development.</p> <p>Overall average density ranges from 29 to 40 units /Ha.</p> <p>Low Density to be no less than 29 units/Ha.</p>	<p>Live/Work Units</p> <p>Adult Education Facility</p>	Phase 1	Parcel to be complete by Phase 1
<ul style="list-style-type: none"> • Objective – School Site/community/recreation uses, with title transferred to the local authority. • Facilitation and delivery of Active Open Space. • Movement network to facilitate pedestrian and cyclist movements • Facilitation and deliver of Borough Council lands for Community in Parcel C. 	<p>Medium and High-density residential development. Overall average density ranges from 35 to 40 units /Ha.</p> <p>Density to be no less than 35 units/Ha.</p> <p>Active Open Space</p>	<p>Live/Work Units</p> <p>Sports related community facility.</p>	Phase 1	<p>Parcel to be complete by Phase 1.</p> <p>Hydrological Study and Flood Study to be complete by Phase 1.</p>

Infrastructure and Use Matrix

Parcel Name	Gross Area (Ha)	Development Character of parcel	Required infrastructure to be delivered in tandem with development in the parcel (Refer to Proposed Infrastructure Matrix diagram)
D	8.94	Low, Medium and High Density Residential Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete , including from Point 1 to point 10 and from Point 1 to Point 17 • Access Roads from Point 6 to Point 23, and Point 22 to Point 24. • Connection to Breaghagh Valley Sewer via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Additional Waste Water Treatment capacity at Purcellsinch • Upgrade of Water Main on Tullaroan Road from Point 3 to Point 14. • Connection to 400mm diameter trunk public water main at Point 17 or alternative potable water supply (from wells) and storage. • Findings of Hydrological study of Loughmacask to be taken into account. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask
E	17.79	Low, Medium and High Density Residential Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete, including from Point 1 to Point 10 and from Point 1 to Point 17 and Point 7 to Point 10 • Access Road from Point 5 to Point 8 • Upgrade of Grange's Road to include footpaths, cycle tracks and public lighting • Connection to Breaghagh Valley Sewer via new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Connection to 400mm diameter trunk public water main at Point 16 or alternative potable water supply (from wells) and storage. • Findings of Hydrological study of Loughmacask to be taken into account. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.
F	7.12	Low and Medium density Residential Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete from Point 1 to Point 3 and from Point 1 to Point 17 • Upgrade of Tullaroan Road from Inner Relief Road (Point 3) to Point 13. • Access Roads from Points 2 to 19, Point 12 to Point 19, and Point 19 to boundary with Parcel G. • Some development allowed onto Tullaroan Road if it can be justified by Transport Impact Assessment • Connection to Breaghagh Valley Sewer via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Connection to 400mm diameter trunk public water main at Point 16 or alternative potable water supply (from wells) and storage. • Upgrade of Water Main on Tullaroan Road to Point 12. • Additional Water Storage at Troyswood or Loughmacask • Findings of Hydrological study of Loughmacask to be taken into account. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.

Infrastructure and Use Matrix

Required non-residential facilities in conjunction with residential development per Parcel (Refer to Proposed Development Parcelss Diagram)	Uses which this parcel must contain	Uses which this parcel may contain	Phase Sequence	Delivery of Phase
<ul style="list-style-type: none"> Public open space with title transferred to the local authority laid out and landscaped. Movement network to facilitate pedestrian and cyclist movements 	<p>High and Medium/Low-density residential development.</p> <p>Overall average density ranges from 29 to 40 units/Ha.</p> <p>Density to be no less than 29 units/Ha.</p>	<p>Environmental Heritage/Education facility.</p>	<p>Phase 1</p>	<p>Parcel to be complete by Phase 1</p>
<ul style="list-style-type: none"> Public open space with title transferred to the local authority laid out and landscaped. 	<p>High and Low/Medium density residential development.</p> <p>Overall average density ranges from 29 to 40units /Ha.</p> <p>Density to be no less than 29 units/Ha.</p>	<p>Environmental Heritage/Education facility.</p>	<p>Phase 2</p>	<p>Parcel to be complete by Phase 2</p>
<ul style="list-style-type: none"> Public open space with title transferred to the local authority laid out and landscaped. 	<p>Medium/Low density residential development.</p> <p>Overall, average density range from 29 to 35 units/Ha.</p> <p>Density to be no less than 29 units/Ha.</p>	<p>Option: green car park to facilitate Dicksboro Club</p>	<p>Phase 2</p>	<p>Parcel to be complete by Phase 2.</p>

Infrastructure and Use Matrix

Parcel Name	Gross Area (Ha)	Development Character of parcel	Required infrastructure to be delivered in tandem with development in the parcel (Refer to Proposed Infrastructure Matrix diagram)
G	12.50	Low Density Residential Dicksboro GAA Club Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete from Point 1 to Point 3 and from Point 1 to Point 17 • Upgrade of Tullaroan Road from Inner Relief Road Point 3 to Point 10. • Access Roads from Points 2 to 19, Point 12 to Point 19, and looped Access Road from Point 19. • Connection to Breagagh Valley Sewer at Point via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Access Road linking the Tullaroan Road, Point 11, and the Inner Relief Road, Point 4. • Connection to 400mm diameter trunk public water main at Point 16 or alternative potable water supply (from wells) and storage. • Upgrade of Water Main on Tullaroan Road to point 12. • Findings of Hydrological study of Loughmacask to be taken into account. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.
H	14.52	Medium Density Residential Passive Open Space	
I	3.75	Low Density Residential Passive Open Space	<ul style="list-style-type: none"> • Inner Relief Road complete , including from point 1 to Point 10 and from Point 1 to Point 17 • Upgrade of Tullaroan Road from Inner Relief Road (Point 3) to Point 14. • Access Roads from Point 6 to Point 23, Point 22 to Point 24, Point 24 to point 25 and looped Access Road from Point 25. • Local connector road from Parcel I to Cantwell Lane, as shown on Map 1 & 2, Appendix A. • Connection to Breagagh Valley Sewer at Point 17 via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Connection to 400mm diameter trunk public water main at point 16 or alternative potable water supply (from wells) and storage. • Upgrade of Water Main on Tullaroan Road from Point 3 to Point 14 • Findings of Hydrological study of Loughmacask to be taken into account. • Access to Inner Relief Road at Point 6 and Point 8. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.
J	13.20	Industrial	<ul style="list-style-type: none"> • Inner Relief Road complete, including from point 1 to point 13 and from point 1 to point 2. • Upgrade of Tullaroan Road from Inner Relief Road Point 3 to Point 14 • Upgrade Access Road to Parcel J onto Tullaroan Road • Extend Water Main on Tullaroan Road. • Connection to Breagagh Valley Sewer via a new trunk sewer on Inner Relief Road or alternative route by agreement with Kilkenny Borough Council. • Upgrade of Water Main on Tullaroan Road to Point 14. • Findings of Hydrological study of Loughmacask to be taken into account. • Layout of Surface Water drainage network and outfall subject to results of hydrological study of Loughmacask.

Infrastructure and Use Matrix

Required non-residential facilities in conjunction with residential development per Parcel (Refer to Proposed Development Parcelss Diagram)	Uses which this parcel must contain	Uses which this parcel may contain	Phase Sequence	Delivery of Phase
<ul style="list-style-type: none"> • Extension of existing GAA pitches • Car parking provisions • Facilitate future linkage to site towards the Breagagh Valley. 	<p>Low Density residential development.</p> <p>Overall average density ranges from 15-29 units /Ha.</p> <p>Density to be no less than 15 units/Ha.</p>	Live/Work Units	Phase 2	Expansion of existing GAA playing pitches to be complete by Phase 2
<ul style="list-style-type: none"> • Public open space with title transferred to the local authority laid out and landscaped. • Facilitate Nore River Route movement through parcel. 	Medium density residential development with an average density of 35 units/ha.	Live/Work Units	Phase 2	Parcel to be complete by Phase 2
<ul style="list-style-type: none"> • Public open space with title transferred to the local authority laid out and landscaped. 	<p>Low Density residential development.</p> <p>Overall average density ranges from 15-29 units /Ha.</p> <p>Density to be no less than 15 units/Ha.</p>	Live/Work Units	Phase 1	Parcel to be complete by Phase 1.
	Industrial type development		Out of Phase.	

6.3 Levies, Cash Deposits and Bonds

In accordance with Section 48 and/or Section 49 of the Planning and Development Act 2000, the Council will require contributions from developments within the LAP area to assist in the development of physical and social infrastructure including wastewater treatment, water supply, roads, footpaths, traffic management, open spaces, car parking.

The Loughmacask LAP Infrastructure Guidance document will be produced in due course. This document will provide a schedule of estimated infrastructural costs associated with development of the LAP area. A requirement of the LAP, as set out in the Infrastructure Matrix, is that certain key infrastructure must be in place before commencement of development within certain parcels. Developers must either contribute towards the cost of infrastructure provision, through the development levy, or carry out the works directly themselves by agreements with the Councils. In the latter case the cost of the carrying out of these works can be offset against development levies that would otherwise be required.

Cash Deposits and Bonds

Developers will be required to lodge a cash deposit or insurance bond, prior to development, for the satisfactory completion of residential and other developments and their ancillary services, prior to their being taken in charge.