



Comhairle Chontae Chill Chainnigh

Halla an Chontae Sraid Eoin Cill Chainnigh
R95 A39T

Pobail agus Áiteanna Inbhuanaithe a Chruthú

Kilkenny County Council

County Hall John Street Kilkenny
R95 A39T

Creating Sustainable Communities and Places



13th February, 2024.

**TO: AN CATHAOIRLEACH
& EACH MEMBER OF KILKENNY COUNTY COUNCIL**

RE: CALLAN LOCAL AREA PLAN

Dear Elected Member,

I refer to the attached Report. The Callan Local Area Plan (LAP) is due to expire on 24th March, 2024. I hereby recommend that the Members extend the Callan LAP for a period of 3 years to 24th March, 2027, as provided under Section 19 of the Planning & Development Act 2000, as amended. This would allow for the alignment of the core strategies of the Callan LAP and the City and County Development Plan 2021-2027. The attached memo sets out the rationale for the proposed extension.

In summary:

- The objectives in the Callan LAP to achieve sustainable development remain valid and extending the LAP will provide the additional time needed for their completion.
- The level of population growth in Callan to date is in line with the projections, and there is sufficient land zoned and serviced to accommodate the target population growth of Callan to 2027, at which point the core strategy will be reviewed.

I recommend that the Elected Members extend the Callan LAP for a period of 3 years.

Yours sincerely,

**Lar Power,
Chief Executive**

Encl.

To: Elected Members
Subject: Extension of Callan Local Area Plan (2019)
Date: 13th February 2024

I refer to the option under section 19 (1)(d) of the Planning and Development Act 2000, as amended (i.e. the Act), to extend the life of a Local Area Plan, by deferring publication of the notice stating the authority’s intention to review the Plan. The Act states that “A *planning authority may, as they consider appropriate, by resolution defer...publishing a notice... for a further period not extending five years*”. Such a resolution must be made not more than five years after the making of the previous Local Area Plan, i.e. by **25th March 2024**. Before the Members resolve to extend any LAP, the Chief Executive must give an opinion that the LAP remains consistent with the objectives and core strategy of the relevant development plan, and that the objectives of the Local Area Plan have not been substantially secured. This report is submitted to the Elected Members for consideration, in accordance with Section 19 (1)(d) of the Act.

Report

The Callan Local Area Plan was adopted on the 25th March, 2019, and it is due to expire in March 2025. This report examines the implications of extending the LAP for a further 3 years, to 2028. This would allow for the alignment of the core strategies of the Callan LAP with the City and County Development Plan.

A review of 2022 Census data and current permissions was undertaken, to assess the Local Area Plan’s consistency with the Core Strategy of the Development Plan (2021). Additionally, the progress on securing the general objectives of the LAP was assessed.

Commentary on consistency with Core Strategy

In **2016**, Callan had a population of **2,475** persons, which was 2.49% of County Kilkenny. A projected increase of 275 was given for 2019-2025 to **2,750**. In 2021, as part of the County Development Plan Core Strategy preparation, this was reviewed. A further 166 persons were allocated to bring the total for Callan to 2,916 for 2027.

The 2022 Census (three years from the making of the LAP) recorded a population of 2,678 persons, which was an increase of **203** persons **from the 2016** Census.

Averaging out the growth per year allows a comparison between the projected and the actual growth.

Census 2016	Core Strategy Allocation to 2027 (persons)	Per annum allocation (2016-2027)	Census 2022	Actual increase in population from 2016 to 2022 (persons)	Per annum actual increase during Census period
2,475	441	40	2,678	203	33.8

This indicates that growth in Callan is in line with the projected figures of the Development Plan. The level of growth to date for the LAP therefore, approximates with the County Core Strategy. For the purposes of the extension of the LAP by 3 years, it is important to assess - can the remaining allocation, including the proposed additional years, be accommodated under the present zoning framework? The County Development Plan has allowed for a population allocation of 2,916 to 2027, which is an additional 238 persons over the actual 2022 Census figure. These 238 persons could be accommodated with approx. 85 dwellings (using the average household size of 2.8 persons per household). (238/2.8=85.)

In general, housing in Callan is being constructed at a net density of 24 units per hectare. Applying that density - 85 units require approximately 3.5Ha of appropriately zoned lands.

Additional growth to 2027 (persons)	No. of housing units required to 2027 to facilitate growth (approx.)	Zoned Land required (@ 24 units per hectare)
238	85	3.5 Ha

As at January 2024, there are 3 areas zoned for New Residential, with approx. 4.1Ha remaining undeveloped^[1] (Sites 1+ 2 +3 on Map 1).

Site 1 has recently commenced construction, which will deliver 49 units.

Site 2 is in preparation to commence construction, which will deliver 35 units + 17 serviced sites.

This is a total of 4.1Ha of greenfield land.

Under Planning ref. 20/189 a Material Contravention was granted for 41 houses and 8 serviced sites. This 41 house scheme is nearing completion without the development of the 8 serviced sites. A further application for 19 housing units has been lodged with the Council, outside of the residential zoning at this location. A request for further information has been issued on this application. The further information focuses on the provision of connectivity to the town and amenity areas. The submission to the further information will determine the Planning Authority's response.

The analysis above shows that growth in Callan is at the upper end of the projected figures of the County Development Plan. The level of growth to date for the LAP can be considered as being consistent with the Core Strategy. This pace of growth however, in time will require a review of the status of Callan within the County Core Strategy in 2027. **There is therefore sufficient land zoned to accommodate the projected growth of Callan under the County Core Strategy, to 2027, at which point the existing Core Strategy will be replaced.**

In relation to the possibility for exceeding the projected population growth, the level of current permissions should be examined as a baseline for this. As at January 2024, there are 125 units with permission, and 25 serviced sites, see Table below. This figure also includes the site subject to a material contravention at Friary Walk (on land that is not zoned).

Table: Extant permissions in Callan as at January 2024

Map Ref	Location	P/Ref	Size (ha)	Permitted Units	Serviced sites	Zoning	Note
1	Rear of Kingscourt	18/124	1.3	49	0	New Res	Extension of duration before the Council P24/8
2	Bolton Woods	19/17	2.8	35	17	Low density Res	Expires 29/12/24
3	Friary Walk	20/189	3.06	41	8	Material contravention	Under construction
	TOTAL			125	25		

In addition to the above, permission exists for 12 units within the town centre, on Existing Residential zoned lands. Given the potential that not all sites will be fully developed by 2027, this level of extant permissions, in combination with remaining land zoned, is not considered excessive, and is consistent with the County Core Strategy.

Commentary on securing objectives of the LAP

The LAP contains a range of objectives to achieve the sustainable development of Callan to 2025. These have been broadly examined to assess the progress on their implementation. This includes objectives for the production of Masterplans for five designated areas; on West Street, Mill Street, Rear of Bolton Wood, the Bolton Wood Employment zone and the Clonmel Road/Chapel Land Infill area. Masterplans have not been produced to date for any of these sites.

In relation to other objectives, TSD01 of the LAP set out that it was an objective to carry out a Bridge Street/Mill Street Regeneration and Mobility Management Plan. The *Callan Mobility Management Study 2021 – 2026*, was published in 2021, and the measures within this are being implemented on a phased basis. This includes the Bridge Street and Flaggy Lane Active Travel Scheme of 2022.

Work is continuing on the regeneration of Bridge Street, with proposals now well advanced for the redevelopment of no.s 18 & 20 Upper Bridge Street (Power's and Lynch's).

Objective ACCE3 related to the Friary complex, and set out that the Plan would support the development of the Friary Complex as a cultural and creative hub with a modern library service at its centre. This project is ongoing, with a feasibility study currently underway.

Although it is clear progress has been made, extending the LAP would provide the additional time needed to complete these objectives.

Conclusion

The current LAP provides sufficient serviced and zoned land to provide for the projected growth to the 2027 plan horizon.

Therefore, having regard to:

- the provisions of the Kilkenny City and County Development Plan 2021, including its Core Strategy,
- the long standing and clear vision for development that Kilkenny County Council has had for this area, as illustrated by the following LAP objectives:

Objective RD2 – “To make provision for serviced sites with appropriate infrastructure to enable people to build their own homes”,

Objective RD3 – “To implement the Vacant Sites provisions of the Urban Regeneration and Housing Act 2015 as amended”,

Objective RD DMO 1 -... “to encourage the appropriate redevelopment of brownfield and infill sites for residential uses within the LAP boundary”,

I consider the Plan can be extended.


I consider that the Local Area Plan is consistent with the Core Strategy of the County Development Plan (2021) and the objectives of the LAP have not been substantially secured.

I can confirm therefore that the sending and publishing of the notices may be deferred and the period for which they may be deferred is 3 years.



Denis Malone
Senior Planner

I concur with the rationale set out above and recommend that the Callan LAP be extended for a period of 3 years.



Sean McKeown,
Director of Services

I recommend that the Callan LAP be extended as outlined above, and that this item be placed on the Agenda of the next County Council meeting, to take place on 18th February 2024.



Lar Power,
Chief Executive

Map 1: Sites in Callan

