

Graiguenamanagh- Tinnahinch Joint Local Area Plan 2021



CARLOW COUNTY COUNCIL

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KILKENNY
COUNTY COUNCIL

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Note: This version, published in May 2022, includes Map 2, 2a and Appendix E which were omitted from the August 2021 version, and removes references to “Draft” Plan where appropriate.

1.0 Introduction

1.1 LOCAL AREA PLAN STATUS AND PROCESS

The Graiguenamanagh-Tinnahinch Local Area Plan 2021-2027 (LAP) has been jointly prepared by Kilkenny County Council and Carlow County Council in accordance with the requirements and provisions of the Planning and Development Act, 2000 (as amended). It sets out an overall strategy for the proper planning and sustainable development of Graiguenamanagh-Tinnahinch in the context of the Kilkenny County Development Plan 2014-2020, the Carlow County Development Plan 2015-2021 and the Regional Spatial Economic Strategy (RSES) for the Southern Region. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000, (as amended) together with EU requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA). The Joint LAP will replace the Graiguenamanagh Local Area Plan 2009 (as extended) and Tinnahinch Local Area Plan 2010.

1.2 REQUIREMENT TO PREPARE LOCAL AREA PLAN

Sections 18-20 of the Planning and Development Act 2000 (as amended), provide that a local area plan shall be made in respect of an area where the population is in excess of 5,000 people. For settlements between 1,500 and 5,000 people the planning authority may indicate zoning objectives by either preparing a local area plan or alternatively, indicating such objectives in the relevant development plan(s). The settlement of Graiguenamanagh-Tinnahinch is located within the functional areas of Kilkenny and Carlow County Council. Pursuant to Section 18(2) of the Planning and Development Act 2000 (as amended), Kilkenny and Carlow County Councils are jointly preparing this local area plan in respect of the combined functional areas of both authorities. Graiguenamanagh is classified as a District Town within the Kilkenny County Settlement Hierarchy, while Tinnahinch is designated as a Village within the Carlow County Settlement Hierarchy. While combined the population in 2016 did not exceed the 1,500-population threshold, the planning authorities recognise the need to provide a co-ordinated approach to the future development of the town, recognising the unique characteristic of the settlement including its natural and built heritage, the need to support and foster economic development, the provision of community services, the promotion of tourism and infrastructure provision.

1.3 FORM AND CONTENT OF THE LOCAL AREA PLAN

The Plan consists of a written statement with accompanying maps and associated environmental reports. The written statement shall take precedence over the maps should any discrepancy arise between them. In the full interpretation of all objectives for Graiguenamanagh-Tinnahinch, it is essential that each County Development Plan (CDP) and the Joint Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP's and the Joint LAP, the objectives of the CDP shall take precedence. General development management standards are contained in the CDP, while policies and objectives that are specific to Graiguenamanagh-Tinnahinch are included in the Joint LAP.

1.4 PUBLIC CONSULTATION

The preparation of a joint Graiguenamanagh-Tinnahinch Local Area Plan commenced in October 2019 with a Pre-Draft public consultation. Kilkenny and Carlow County Councils published a background

Issues Paper and invited submissions and observations from interested parties between 16th October and 22nd November 2019. As part of the consultation process, a public participation meeting was held on the 7th of November 2019 in 'The Hub' Graiguenamanagh, where approximately 38 members of the community attended to discuss the current issues and future needs of Graiguenamanagh-Tinnahinch. Submissions were received from residents, service providers, local community/recreation groups and landowners. A total of 9 submissions were received and the issues raised are summarised in the Report on Pre-Draft Consultation dated December 2019. Both stages of consultation have informed the plan making process.

1.4.1 Flooding

In the past the settlement of Graiguenamanagh-Tinnahinch has experienced a number of flood events. The flood risk associated with the settlement has prohibited development within the settlement. In conjunction with the OPW both Kilkenny and Carlow County Council have agreed to develop a flood relief scheme for Graiguenamanagh-Tinnahinch to protect existing buildings within the floodzone. It is intended the flood relief scheme will enable the regeneration of existing vacant and derelict buildings in the town centre.

1.5 ENVIRONMENTAL AND INFRASTRUCTURE ASSESSMENTS

The preparation of this Local Area Plan has been informed by the preparation of a Strategic Environmental Assessment (SEA) in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004, and a Stage Two Appropriate Assessment Screening Report, pursuant to Article 6 of the Habitats Directive 94/42/EEC. A Strategic Flood Risk Assessment and Infrastructural Assessment have also informed the plan.

1.5.1 Appropriate Assessment

Articles 6(3) and 6(4) of the Habitats Directive and Section 177 of the Planning and Development Act 2000 (as amended), require that any plan or project with the potential to impact on the integrity of a Natura 2000 site must first be screened to determine if appropriate assessment of the plan or project is required. In the event that the screening indicates that potential significant impacts cannot be ruled out then the plan or project will require an appropriate assessment. Appropriate Assessment means an assessment, based on the best scientific knowledge available, of the potential impacts of a plan or project, wherever located, on the conservation objectives of any Natura 2000 site and the inclusion, where necessary, of mitigation or avoidance measures to preclude negative effects. The impacts assessed must include the indirect and cumulative impacts of the plan or project. Therefore, whether a plan or project is located within, or is at a geographically remote area from a Natura 2000 site, if significant impacts cannot be ruled out then the plan or project must be subject to an appropriate assessment.

The following objective will apply to all plans and projects whether public or private and across all sectors of development.

Appropriate Assessment

AAO1.1: To ensure that any plan or project within the functional area of the Planning Authority is subject to an Appropriate Assessment in accordance with legislative requirements, the Guidance *Appropriate Assessment of Plans and Projects in Ireland – Guidance for Planning Authorities*, 2009 and is assessed in accordance with Article 6 of the Habitats Directive in order to avoid adverse impacts on the integrity and conservation objectives of the site.

1.5.2 Strategic Environmental Assessment

Local Area Plans are also required to comply with the provisions of the Strategic Environmental Assessment (SEA) Directive (2001/42/EC) as transposed into the Planning and Development Act, the objective of which is to provide for a high level of environmental protection and to contribute to the integration of environmental considerations into the preparation and adoption of plans.

Strategic Environmental Assessment (SEA) is the formal, systematic evaluation of the likely significant environmental effects of implementing a plan or programme before the decision is made to adopt the plan or programme. The purpose is to *“provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoption of plans and programmes with a view to promoting sustainable development”*. A Strategic Environmental Assessment Screening report was carried out for the Draft Joint LAP and it was considered that a full Strategic Environmental Assessment was required.

1.5.3 Infrastructural Assessment

Appendix 3 of the *National Planning Framework (NPF) [Project Ireland 2040]* sets out a methodology for a two-tier approach for zoning of land which must be informed by an Infrastructural Assessment (IA). The NPF states that this IA must identify *“the potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the Planning Authority at the time of publication of both the draft and final development or local area plan”*. See also Section 4.3.6.

1.6 PLANNING POLICY

This Joint LAP has been prepared having regard to National, Regional and Local policy documents, including but not restricted to the following:

- National Planning Framework
- Implementation Roadmap for the National Planning Framework (2018)
- National Development Plan 2018-2027
- National Climate Change Adaptation Framework: Building Resilience to Climate Change (2012)
- National Energy Efficiency Action Plan 2009-2020 (2009)
- National Renewable Energy Action Plan (2010)
- Irelands National Biodiversity Plan 2017-2021
- National Broadband Plan 2012
- Water Service Strategic Plan: A Plan for the Future of Water Services

- Regional Spatial and Economic Strategy for the Southern Region 2020-2026
- Kilkenny County Development Plan 2014-2020
- Carlow County Development Plan 2015-2021
- Kilkenny Local Economic & Community Plan (LECP) 2016-2021
- Carlow Local Economic & Community Plan (LECP) 2016-2021
- Local Area Plans; Guidelines for Planning Authorities DECLG/DoAHG (2013)
- Manual for Local Area Plans DECLG/DoAHG (2013)
- Spatial Planning and National Roads Guidelines for Planning Authorities

1.6.1 Project Ireland 2040 – The National Planning Framework (2018)

The National Planning Framework (NPF) sets the overarching context for planning policy in Ireland and has identified the requirement for growth of approximately one million additional people in Ireland by 2040. This means planning for a substantial increase in the number of people and jobs on the island of Ireland.

For the Southern Regional Assembly area which includes Counties Kilkenny and Carlow, this means:

- 340,000 – 380,000 additional people i.e. a population of almost 2 million.
- Around 225,000 additional people in employment i.e. 880,000 (0.875m) in total.

Under the objective of ‘**Securing Compact and Sustainable Growth**’, the NPF states that the physical form of urban development in Ireland is one of the greatest national development challenges. It states that more than anything else, getting the physical form and location of future development right offers the best prospects for unlocking regional potential.

One of the Strategic Outcomes of the NPF is ‘Compact Growth’. Compact growth as an approach to facilitating development focuses primarily on reusing previously developed land. This requires focus on four key areas:

1. The ‘liveability’ or quality of life of urban places;
2. Making the continuous regeneration and development of existing built up areas as attractive and as visible as greenfield development;
3. Tackling legacies such as concentrations of disadvantage in central urban areas;
4. Linking regeneration and redevelopment initiatives to climate action.

The NPF includes the following national policy objectives which are relevant to the review of the Graiguenamanagh and Tinnahinch LAPs to form a Joint LAP.

National Policy Objectives	LAP Response
National Policy Objective 3c: Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing CSO Footprint	Housing target will be delivered within the existing built-up footprint
National Policy Objective 4: Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.	Mixed, connected and integrated communities.

National Policy Objective 6: Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.	Improve resilience and design to accommodate change
National Policy Objective 7: Apply a tailored approach to urban development that will be linked to the Rural Regeneration and Development Fund. ¹	Focus on opportunities to reversing the stagnation or decline of many smaller urban centres, by identifying strategic enabling projects that can be funded through the Rural Regeneration and Development Fund.
National Policy Objective 17: Enhance, integrate and protect the special physical, social, economic and cultural value of built heritage assets through appropriate and sensitive use now and for future generations	Appropriate conservation policies included in the Draft Joint LAP for heritage assets
National Policy Objective 18(b): Develop a programme for ‘new homes in small towns and villages’ with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.	Identification of lands zoned for low density to provide for serviced sites.
National Policy Objective 54: Reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions.	Focus on opportunities to reduce the demand for energy and use a better mix of low carbon energy sources. Measures to enhance sustainable travel will also reduce the need for travel by car.

The NPF with the National Development Plan will also set the context for each of Ireland’s three Regional Assemblies to develop their Regional Spatial and Economic Strategies taking account of and co-ordinating Local Authority County and City Development Plans in a manner that will ensure national, regional and local plans align.

1.6.2 National Policy Requirements

In addition to the introduction of the National Planning Framework and RSES, a number of new national policy requirements and legislative changes have been introduced since the preparation of the previous Graiguenamagh Local Area Plan in 2009 and Tinnahinch Local Area Plan in 2010.

Smarter Travel: A Sustainable Future, 2009-2020

Smarter Travel, A Sustainable Transport Future, is the transport policy for Ireland for the period 2009-2020. This document sets out the transport policy for Ireland which, in addition to prudent investment in new infrastructure, sets out necessary steps to ensure that people choose more sustainable transport modes such as walking, cycling and public transport. This key national policy has sustainability at its core and clearly indicates that future population and economic growth will have to

¹ <https://www.gov.ie/en/policy-information/c77144-rural-regeneration-and-development-fund/>

take place predominantly in sustainable, compact urban and rural areas which discourage dispersed development and long commuting.

Interim Guidelines for Planning Authorities on Statutory Plans, Renewable Energy and Climate Change – July 2017

These interim guidelines state that local authority development plans are a critical part of translating overall national policy on energy, renewable energy and wind energy in a manner that supports the achievement of Ireland’s international obligations relating to climate change and renewable energy, and taking account of local circumstances. As provided for in Section 10(2)(n) of the Planning and Development Act (2000), as amended, (the Act), development plans are required to include objectives to mitigate against climate change and reduce reliance on fossil fuels.

National Climate Change Policy, 2013

The extent of the challenge to reduce Green House Gas (GHG) emissions in line with our International and EU obligations is reflected in the National Policy Position on Climate Action and Low Carbon Development (2014) and the Climate Action and Low Carbon Development Act 2015. The National Policy Position establishes the fundamental national objective of achieving transition to a competitive, low carbon, climate-resilient and environmentally sustainable economy by 2050.

It clarifies the level of GHG mitigation ambition envisaged; and establishes the process to pursue and achieve the overall objective. Specifically, the National Policy Position envisages that policy development will be guided by a long-term vision based on:

- An aggregate reduction in carbon dioxide (CO₂) emissions of at least 80% (compared to 1990 levels) by 2050 across the electricity generation, built environment and transport sectors
- In parallel, an approach to carbon neutrality in the agriculture and land-use sector, including forestry, which does not compromise capacity for sustainable food production.

The National Mitigation Plan, 2017

The measures proposed by the National Mitigation Plan lay the foundations for transitioning Ireland to a low carbon, climate resilient and environmentally sustainable economy by 2050. The Plan includes over 100 individual actions for various Ministers and public bodies to take forward as we move towards implementation. Chapter 4 outlines proposals to ‘Decarbonise the Built Environment’, with the overall objective of use less energy to come from low or zero-carbon fuels. This can be achieved by ensuring that new buildings are low or “nearly zero emission” standard and energy efficiency upgrades, known as retrofits, are carried out with respect to the existing building stock. The mitigation plan states that ‘as well as expecting buildings to consume much less energy, the mix of fuels providing that energy should be transitioning to a much lower carbon content.’

National Adaptation Framework, Planning for Climate Resilient Ireland, 2018

Ireland’s first statutory National Adaptation Framework (NAF) was published in January 2018. The NAF sets out the national strategy to reduce the vulnerability of the country to the negative effects of climate change. The NAF was developed under the Climate Action and Low Carbon Development Act 2015. In relation to the ‘Built Environment and Spatial Planning’ it states that:

'It is clear that climate change considerations need to be taken into account as a matter of course in planning-related decision-making processes and that the deepening of adaptation considerations in the planning and building standards processes is considered the most appropriate way of increasing the resilience of the built environment.'

Integrating climate considerations into decision making should ensure that inappropriate forms of development in vulnerable areas are avoided and compact development in less vulnerable areas is promoted.

Other considerations include the spatial implications of water stress. Land use policies may also facilitate the conversion or maintenance of land at risk of flooding to less vulnerable uses (e.g. parks, gardens and open spaces for natural habitats, etc.).

Local Authorities are required to prepare Adaptation Strategies and the Guidelines² for their preparation recommend that, once approved, strategies should be used to assess the adaptation fitness of spatial plans and ensure that climate change adaptation considerations are mainstreamed into the process.

Kilkenny County Council adopted a Climate Change Adaptation Strategy in September 2019. The core objectives of this strategy are:

- Ensure that climate adaptation considerations are mainstreamed into all plans and policies and integrated into all operations and functions of Kilkenny County Council
- Ensure consideration and understanding of the key risks and vulnerabilities of climate change in the County
- Implementation of climate resilient actions in a planned and proactive manner

Carlow County Council also adopted a Climate Change Adaptation Strategy in September 2019. The strategy provides a blueprint on the necessary adaptations, goals, objectives and actions to ensure Carlow County Council plays its part in protecting our planet from the effects of Climate Change. The four principle aims (guiding principles) of this strategy are:

- **Mainstream Adaptation:** That climate change adaptation is a core consideration and is mainstreamed in all functions and activities across the local authority. In addition, ensure that local authority is well placed to benefit from economic development opportunities that may emerge due to a commitment to proactive climate change adaptation and community resilience.
- **Informed decision making:** That effective and informed decision making is based on reliable and robust evidence base of the key impacts, risks and vulnerabilities of the area. This will support long term financial planning, effective management of risks and help to prioritise actions.
- **Building Resilience:** That the needs of vulnerable communities are prioritised and addressed, encourage awareness to reduce and adapt to anticipated impacts of climate change and promote a sustainable and robust action response.

² The Local Authority Adaptation Strategy Development Guidelines (2016)

- Capitalising on Opportunities: Projected changes in climate may result in additional benefits and opportunities for the local area and these should be explored and capitalised upon to maximise the use of resources and influence positive behavioural changes.

1.6.3 Regional Spatial and Economic Strategy (RSES) for the Southern Region

The adopted Regional Spatial Economic Strategy (RSES) for the Southern Region came into force on the 31st of January 2020 and has replaced the South East Regional Planning Guidelines 2010-2022. The principal purpose of the RSES is to support the implementation of the NPF and economic policies and objectives of the Government by providing long-term strategic planning and economic framework for the development of Ireland's regions.

The Regional Spatial and Economic Strategy for the Southern Region promotes the Region's international reputation as a sustainable, innovative, healthy and green region and ultimately help us to realise our ambition to be the world's most liveable region.

Key principles in developing the Regional Spatial and Economic Strategy for the Southern Region are:

- No place or community is left behind by the RSES. A dual-track strategy that develops the cities and other metropolitan areas as engines of sustainable growth, and repositions the Region's strong network of towns, villages and rural areas in an imaginative, sustainable and smart manner;
- The need to provide an adequate supply of quality housing to meet existing and future demand, including addressing the current housing crisis and homelessness;
- Invest in and deliver infrastructure to improve the liveability and quality of life of urban and rural areas;
- Regenerate and develop existing built-up areas as attractive and viable alternatives to greenfield development;
- Use quality urban design to enhance the character of a place and to ensure development is respectful of the existing physical, social, environmental and cultural context;
- Tackle legacy issues, such as concentrated disadvantage in central urban areas through social, economic, recreational, cultural, environmental and physical infrastructural regeneration;
- Link regeneration and development initiatives to environmental protection and climate action measures;
- Provide strong regional policy support to achieve national policy targets for renewal and compact growth; and
- Provide strong regional support for policy and initiatives at the local level which restrict urban generated sprawl, and protect the environment and resources of rural areas from haphazard, urban-generated housing patterns

1.6.4 Kilkenny County Development Plan 2014 – 2020

The adopted development plan for County Kilkenny is the Kilkenny County Development Plan (CDP) 2014-2020. The review of Kilkenny CDP commenced in April 2018. The following six key issues to be addressed by the CDP are:

- Economic recovery; positioning of the county to avail of any economic upturn
- Underpinning the settlement hierarchy within the county and compliance with the requirements of the Regional Spatial and Economic Strategy through the core strategy

- Renewable energy strategy including wind energy policy
- Continued protection of the natural and built heritage
- Planning frameworks for smaller towns and villages
- Identification of key infrastructure for the County to bolster its development

Kilkenny's District Towns of Thomastown, Castlecomer, Graiguenamanagh and Callan, along with the smaller towns and villages, have growth potential in areas such as agriculture, food, energy and tourism. These towns have the capacity for proportionate population growth utilising planned land use and place-making principles whilst also been linked to employment.

It is an objective of the Core Strategy of the Kilkenny County Development Plan that District Towns “... will in so far as practical be self-sufficient incorporating employment activities, sufficient retail services and social and community facilities”.

In terms of economic development, the Kilkenny CDP has its objectives for District towns:

- *“To ensure the sustainable development of the District towns in the County to achieve their target populations and enhance their capacity to attract new investment in employment, services and public transport for the benefit of their own populations and that of their rural hinterlands.”*
- *“To promote a diverse and sustainable local economy through the designation of sufficient lands for employment related uses, including facilities, to promote SME growth through the local area plans for the District towns.”*

1.6.5 Carlow County Development Plan 2015-2021

The adopted development plan for County Carlow is the Carlow County Development Plan (CDP) 2015-2021 which will aim to provide:

- A sustainable spatial development strategy to guide the location of development
- Clear guidance on the future use of land and the pattern of development over the plan period
- A framework for the future investment in physical and social infrastructure
- A framework for developing the county's economy
- Management and control by indicating standards to be achieved in new developments
- Ways to conserve and enhance the urban and rural environment and to protect the diversity of the natural and cultural landscape
- Guidance for public and private investors in relation to land use and development
- A framework for developing tourism in the County Carlow

Development will be facilitated in the smaller towns and villages of County Carlow at a scale and character which is appropriate in order to sustain and renew populations and services in these areas.

Tinnahinch is classified as a Smaller Town and Village in the County's settlement hierarchy. It is the intention of the Carlow County Development Plan that smaller towns and villages *“be developed in a way that strengthens their role as local service centres whilst respecting their existing character. It is important to ensure that new residential development in smaller towns and villages is of a design,*

layout, character and scale which fits well with the town or village involved and presents a high-quality living environment.”

The objective for smaller towns and villages in the Carlow County Development Plan is *“To facilitate development of housing, economic development, services and infrastructure in the smaller towns and villages of the county at a scale and character which is appropriate in order to sustain and renew populations and services in these areas, subject to Appropriate Assessment in accordance with Article 6 of the Habitats Directive.”*

1.6.6 Vacant Site Levy

The Urban Regeneration and Housing Act 2015 introduced the Vacant Site Levy (‘Levy’) as a tool that can be used by local authorities, in combination with other incentives, to achieve rejuvenation priorities of the Region as set out in the NPF. The Act enables local authorities to provide, as a specific objective in County Development Plans and Local Area Plans, for the development, redevelopment and reuse of vacant sites in specific locations within urban areas where they consider it to be beneficial towards securing the objectives of the relevant core strategy, housing strategy and retail strategy of development plans.

The ‘Levy’ is an integral part of the development planning process to incentivise the development of vacant or idle sites identified by planning authorities as “regeneration land” or “residential land”, with a view to bringing such sites into beneficial use. It can be imposed by planning authorities under certain conditions in designated areas where sites remain vacant and site owners/developers fail to bring forward reasonable proposals, without good reason, for the development/reuse of such property in line with the provisions of the relevant local area or development plan. The Levy is applied annually at a rate of 3% for 2018 and 7% thereafter, of the market value of the property. Local planning authorities may supplement the Vacant Sites Levy with reduced development contributions where the supporting enabling infrastructure is already in place.

The Graiguenamanagh-Tinnahinch Joint LAP promotes, encourages and facilitates the appropriate development of sites identified as “mixed use” and “residential land” in order to prevent adverse effects on existing amenities in such areas, in particular as a result of

- The ruinous or neglected condition of any land
- Urban blight or decay
- Anti-social behaviour, or a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses

1.6.7 Other Plans and Policies

Kilkenny Local Economic Community Plan (LECP) 2016-2021 and Carlow Local Economic Community Plan (LECP) 2016-2021

The Kilkenny LECP 2016-2021 and Carlow LECP 2016-2021 are both scheduled for review in 2020. These plans identify the specific actions required to deliver on the high-level goals and objectives of the community plan. The actions promote and support the economic development and the local and community development of County Kilkenny and County Carlow.

The established themes and goals of the Kilkenny and Carlow LECP process align with national and European objectives and themes. The following 13 high-level goals have been identified for County Kilkenny

1. Support the Enterprise Economy
2. Facilitate Innovation and Entrepreneurship
3. Enhance Visitor Experiences
4. Provide for enhanced levels of Educational Attainment and Skills Development
5. Develop the Rural Economy
6. Improve Access and Communications Infrastructures
7. Foster Leadership and Increase Local Capacity
8. Protect and Utilise the Natural, Cultural and Built Environment
9. Contribute to Regional Growth and International Potential
10. Address Area-based Poverty & Disadvantage:
11. Address Poverty and Social Exclusion (targeted approaches)
12. Enhance Community Facilities and Participation
13. Improve Health and Well-Being

The following 6 high-level goals have been identified for County Carlow, each with specific sustainable objectives and a range of related actions.

1. Build thriving, resilient, sustainable and inclusive communities
2. Strengthen and promote a thriving and sustainable enterprise culture in County Carlow
3. Ensure access to education and skills for all members of communities
4. Optimise the tourism product and message
5. To provide the required infrastructure for the county
6. Maximise external investment into Carlow

This Joint LAP will support, where appropriate, these actions, as they relate to Graiguenamanagh and Tinnahinch and its hinterland.

1.6.8 Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study

Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study³ was initiated by Kilkenny Leader Partnership whom commissioned SLR to assess the existing and potential economic and cultural tourism offering in Graiguenamanagh-Tinnahinch. This study provides a blueprint for local and community development funding. This includes programmes such as the Social Inclusion and Community Activation Programme and the LEADER rural development programme.

The Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study identifies the potential linkages between the various tourism and recreational assets and amenities in the area, setting out a number of concepts to stimulate sustainable economic development and attract inward public and private investment.

³Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study, November 2019

1.7 COVID-19

In an attempt to curtail the spread of Covid-19 the Irish Government introduced restrictions on public gatherings in March 2020. Public meetings are a statutory component of the plan making process. A pre-draft public meeting was held in November 2019, prior to Covid-19 restrictions. The plan making process of this plan does not require any additional public meetings. However, the display of the draft plan and any necessary information sessions were held in accordance with guidance provided by the Department of Housing, Local Government and Heritage.

2.0 Graiguenamanagh-Tinnahinch in Context

2.1 LOCATIONAL CONTEXT

The settlement of Graiguenamanagh-Tinnahinch is situated on the River Barrow in the steep sided valley between Brandon Hill in County Kilkenny and Mount Leinster in County Carlow. It is a rich cultural town located 16km from Thomastown, 33km from Kilkenny City, 40km from Carlow, 19km from New Ross and 41km from Waterford City. The settlement also occupies a bridging point at George Semples Bridge, where the River Duiske enters the River Barrow, which divides Tinnahinch from Graiguenamanagh, and which is a superb amenity for boating, fishing and recreational pursuits.

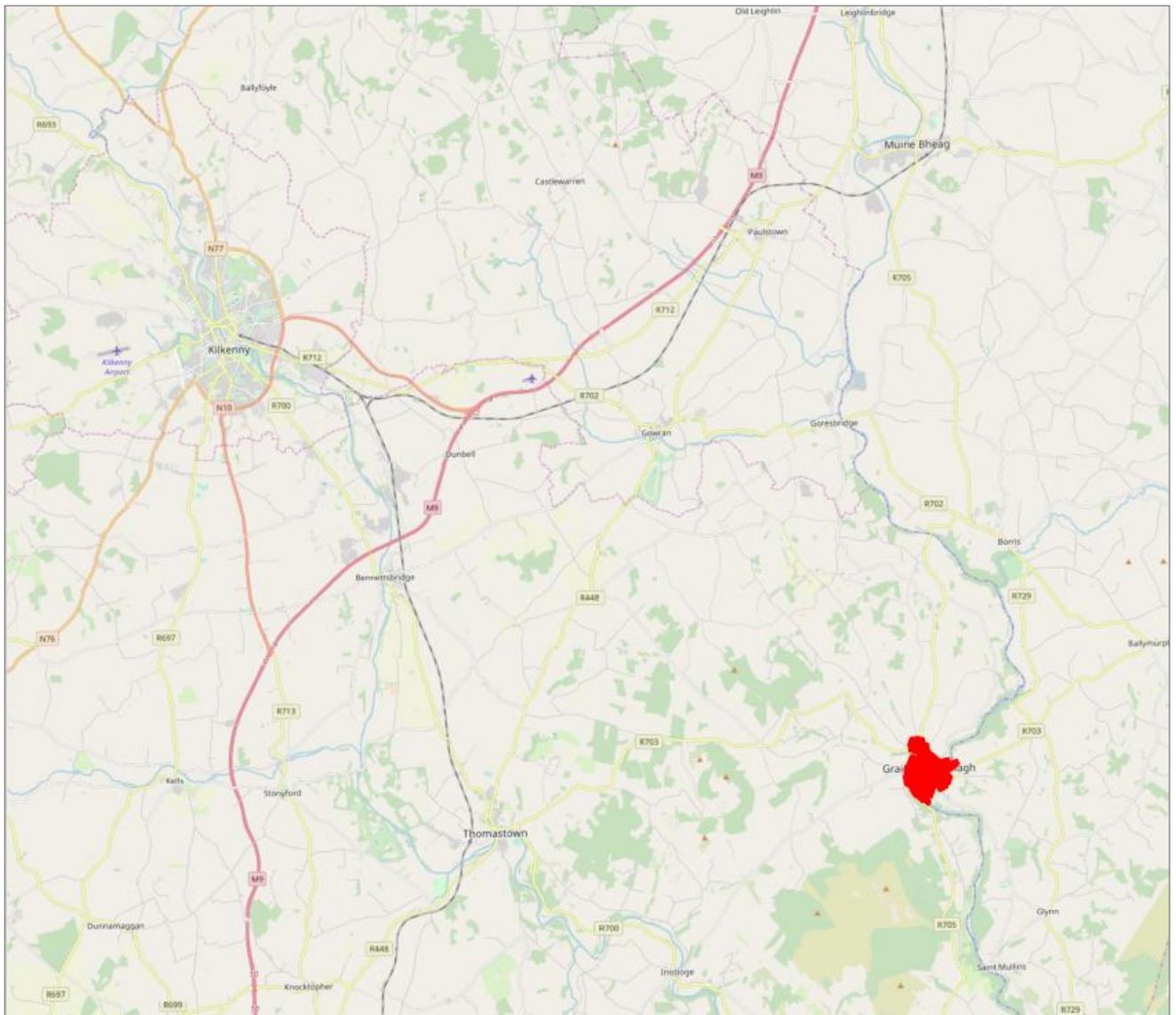


Figure 2.1 Locational Context of Graiguenamanagh-Tinnahinch

2.2 HISTORICAL DEVELOPMENT

2.2.1 Graiguenamanagh

The name Graiguenamanagh (Graig na Manach) means ‘Grange (Valley or Village) of the Monks’. The town has a rich heritage dating back to the founding of Duiske Abbey in 1204. The town has a rich heritage and may yet have unidentified sites/features of archaeological activity associated with the settlement of Graiguenamanagh-Tinnahinch area.

It is believed that the Abbey takes its name from the Duiske or Black Water that cascades from Brandon Hill into the River Barrow. Duiske Abbey is a fully restored Cistercian church, reputedly the longest in Ireland (approx. 70m). Duiske is the daughter house of Stanley, situated in Wiltshire. As with many other monastic sites in Ireland, the Abbey was dissolved in 1536 by Henry VIII.

The Abbey prospered with the establishment of a nearby mill and the export of wool. The trade flourished with the arrival of Flemish weavers in the 1600s. One of their descendents, Mr. Cushen, established the Cushendale Woolen Mills in the 1800s, featuring traditional colourful textiles in natural fibres.

Graiguenamanagh expanded beyond the Abbey as a market town, aided by the development of the Grand Canal and the navigation of the River Barrow, which ultimately connected the town with Dublin, New Ross, Waterford and Carlow. The production of wool was historically important to the town’s economy and sheep rearing remains a predominant agricultural activity in the hinterland.

2.2.2 Tinnahinch

The name Tinnahinch (Tighe-na-hinse) means ‘the House of the Island or River Meadow’. Whilst Graiguenamanagh can trace its earliest origins to the Duiske Abbey, Tinnahinch is a comparatively new settlement, with the exception of the area associated with the use of the River Barrow and the main approach roads.

Tinnahinch is home to a castle dating from 1615, and although now in ruins, it occupies a picturesque location on the banks of the River Barrow. The castle was built by James Butler Duke of Ormonde to defend and control passage across the River Barrow at a point where a wooden bridge once existed. He lost his castle and his lands after joining the Confederate War in 1641, and the castle was subsequently burnt and has remained in ruins since 1700.

The George Semple Bridge, built between 1764 to 1767, forms an attractive landmark linking Tinnahinch with Graiguenamanagh. The bridge is of additional importance in the locality for the associations with the 1798 Rebellion when some of the arches were destroyed by a Crown Force-initiated explosion to prevent access across the River Barrow from County Carlow to County Kilkenny.

2.3 SETTLEMENT DEVELOPMENT

The settlement of Graiguenamanagh-Tinnahinch is renowned for its heritage and tourist attractions which has now evolved the settlement into an attractive tourist destination. Kilkenny LECP, a statutory document, acknowledged that the tourism industry in Graiguenamanagh-Tinnahinch has remained somewhat undeveloped. The LECP provided for the adoption of a tourism study namely

'Graigenamanagh/Tinnahinch Tourism and Recreational Project Concept Study' to set out goals and objectives for the development of the tourism industry. This study sets out a number of goals and objectives for the settlement which have been provided for as objectives within this Plan to give a statutory context and ensure they are accomplished.

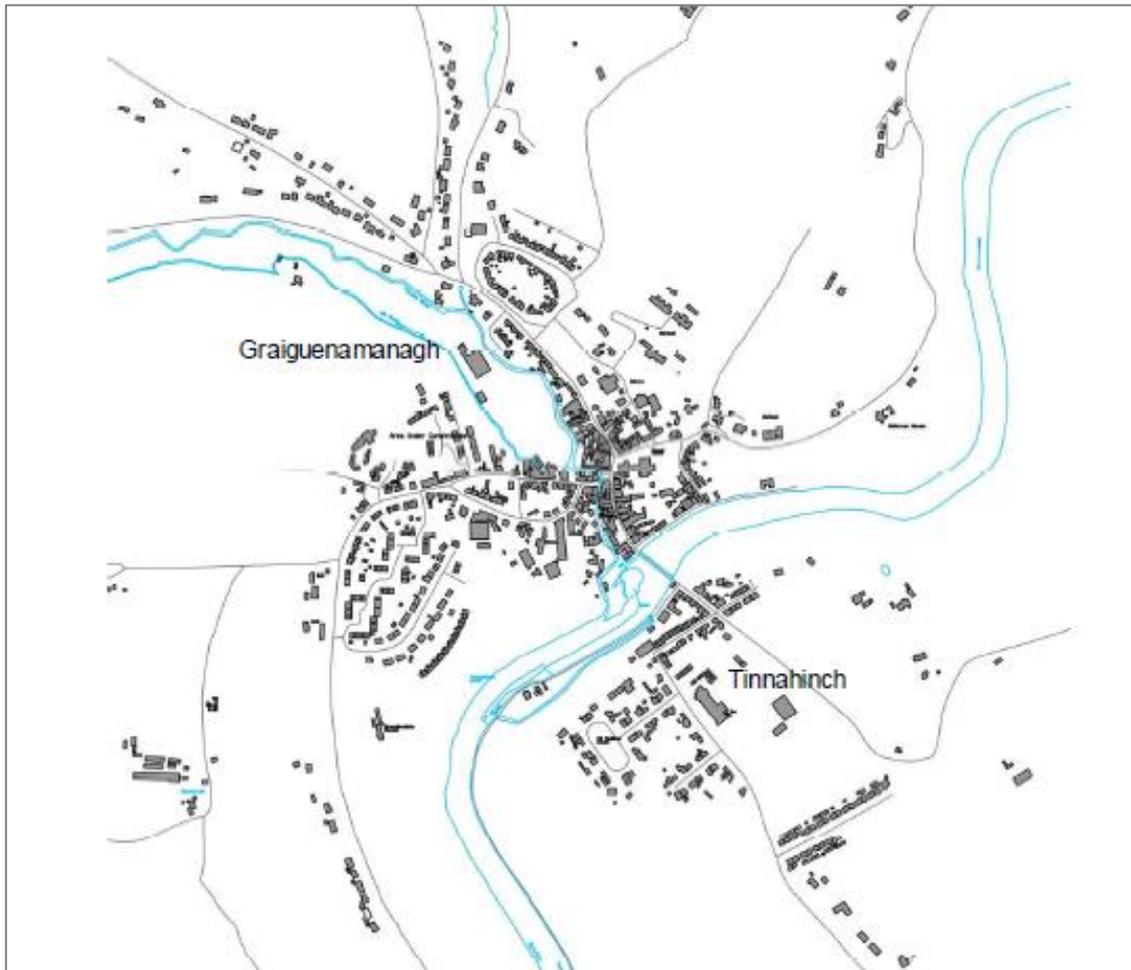
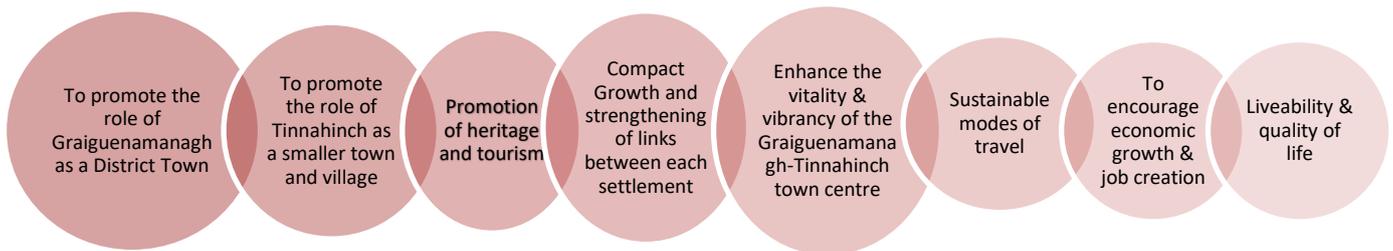


Figure 2.2 Urban Structure of Graigenamanagh-Tinnahinch

3.0 The Vision for Graiguenamanagh-Tinnahinch

3.1 DEVELOPMENT PRINCIPLES

The preparation and formulation of the Graiguenamanagh-Tinnahinch Joint Local Area Plan is underpinned by the following development principles;



3.2 STRATEGIC VISION

The Joint Local Area Plan for Graiguenamanagh-Tinnahinch is underpinned by a Strategic Vision which is intended to guide the future growth of the settlement in a sustainable manner, recognising its natural and built assets, and enhancing the character, heritage amenities of the settlement.

A pre-draft public consultation period was held from the 16th October to the 22nd November 2019 during this time members of the public were invited to submit submissions and observations. The issues raised during the public consultation period were primarily associated with the consolidation of Graiguenamanagh and Tinnahinch as a settlement, public realm improvements, development of the tourism industry and increased car parking.

The Strategic Vision is based on issues raised during the pre-draft public consultation period, detailed analysis of the profile, functions and activities of Graiguenamanagh-Tinnahinch in line with its position in its respective County's Settlement Hierarchy:

'This Joint Local Area Plan will promote population growth of Graiguenamanagh and Tinnahinch, reversing the recent trends of population decline. The plan envisages a consolidated town centre with enhanced east-west connections for pedestrians and cyclists, combined with a range of traffic management proposals which will improve accessibility to and vitality of the consolidated town centre. The Plan will encourage job creation by capitalising on local strengths, including the towns' unique setting, natural and built heritage and by enhancing the interface with the River Barrow, thereby supporting opportunities to sustainably exploit the river as a visual, recreational and tourism amenity. Development will be encouraged in a sustainable manner that

promotes a healthy environment and healthy living and improved public spaces, while protecting the unique built and natural heritage of the settlement.'

3.3 STRATEGIC OBJECTIVES

The strategic objectives set out below set parameters and mechanisms which will drive the Joint Local Area Plan towards achieving the vision for the town during the Plan period and beyond. The Strategic Vision, principles and objectives are expanded upon in the specific objectives and actions contained throughout this Plan.

SO1: To provide for the proportionate growth of Graiguenamanagh to achieve a target of 1.5% of the County Kilkenny's population over the lifetime of the Plan and Tinnahinch to maintain at a minimum 0.80% of County Carlow's population allocation in accordance with the respective County Development Plan Settlement Strategies and any reviews thereto.

SO2: To promote and support the economic development of Graiguenamanagh-Tinnahinch that capitalises on its location on the River Barrow, with the heritage and tourism assets being identified as key economic strengths for the settlements.

SO3: To facilitate the development of high quality, integrated neighbourhoods that cater for an appropriate demographic mix and deliver, where possible, community, recreation and amenity facilities in tandem with housing to be encouraged through new development.

SO4: To support the creation and enhancement of a network of pedestrian walkways, footbridges and open spaces connecting the River Barrow and other recreational and tourist attractions within the settlement whilst ensuring the protection and preservation of the natural and built heritage of the area.

SO5: To improve permeability, accessibility and mobility throughout the town of Graiguenamanagh

SO6: To improve pedestrian and cycling mobility across the River Barrow between Graiguenamanagh and Tinnahinch so as to ensure ease of access to services and amenities.

SO7: To enhance and protect the built and natural heritage of the settlement by promoting the enhancement, management and understanding of these assets whilst encouraging sensitive and sustainable development so as to ensure its survival for future generations.

SO8: To improve the quality of the existing transport network in particular pedestrian connections in the settlement to increase permeability and connectivity in order to provide universal access to key land uses such as community facilities, including schools and sports clubs, and new and existing development lands.

SO9: To phase future growth in line with the capacity of supporting physical infrastructure and to ensure that it occurs in accordance with proper planning and sustainable development.

SO10: To ensure development proposals conform to best practice urban design principles to deliver well planned and integrated development including renewal regeneration that will enhance the settlement and improve the quality of life of its residents.

SO11: To encourage and facilitate regeneration and renewal of existing properties within the settlement to improve place making and quality of life throughout the town together with providing rejuvenation of the town centre with an improved public realm.

SO12: To phase new development as appropriate to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

4.0 Core Strategy & Zoning Graiguenamanagh-Tinnahinch

SO1: To provide for the proportionate growth of Graiguenamanagh to maintain its 1.5% of the County Kilkenny's population over the lifetime of the Plan and Tinnahinch to maintain at a minimum 0.80% of County Carlow's population allocation in accordance with the respective County Development Plan Settlement Strategies and any reviews thereto.

4.1 CURRENT POPULATION

4.1.1 Graiguenamanagh

	1996	2002	2006	2011	2016
Graiguenamanagh	1,113	1,166	1,097	1,476	1,389

4.1.2 Tinnahinch

	1996	2002	2006	2011	2016
Tinnahinch	261	269	326	315	306

The population of Tinnahinch was 306 persons in the 2016 census. For the settlement of Tinnahinch, the 2016 census recorded a decrease of 2.85% on the 2011 Census, from 315 to a population of 306 persons. It is noted Tinnahinch also experienced a similar decrease in population (3.37%) during the intercensal period of 2006-2011, experiencing a loss of 11 persons during this period.

4.2 POPULATION PROJECTIONS

4.2.1 Graiguenamanagh

The population targets for County Kilkenny are set by the National Planning Framework (NPF), the Implementation Roadmap for the National Planning Framework (July 2018) and Section 28 Guidelines 'Housing Supply Target Methodology for Development Planning'. The transitional Regional and County Population Projections for County Kilkenny are set out in Table 4.3 below up until 2027. Graiguenamanagh will account for 1.5% of County Kilkenny's population to 2027 which will result in a population of 1,581 to 2027 in Graiguenamanagh.

Population	1996	2002	2006	2011	2016	2027
Graiguenamanagh	1,113	1,166	1,097	1,476	1,389	1,581
Kilkenny County	75,336	80,399	87,558	95,419	99,232	110,000

4.2.2 Tinnahinch

The population targets for County Carlow are set by the National Planning Framework (NPF), the Implementation Roadmap for the National Planning Framework (July 2018) and Section 28 Guidelines 'Housing Supply Target Methodology for Development Planning'. The transitional Regional and County Population Projections for County Carlow are set out in Table 4.4 below up until 2027. In line with the existing Core Strategy Tinnahinch will account for 0.80% of the population growth of County Carlow with a projected population of 376 by 2027.

Population	1996	2002	2006	2011	2016	2027
Tinnahinch	261	269	326	315	306	376
Carlow County	41,616	46,014	50,349	54,612	56,932	63,000

4.3 PROPOSED CORE STRATEGY

4.3.1 Housing Requirement Graiguenamanagh

During the preparation of development plans and local area plans planning authorities are required to ensure that sufficient land is zoned for residential use to cater for the projected population for the settlement over the lifetime of the plan. The population of Graiguenamanagh in the 2016 Census was 1,389 persons. The population of Graiguenamanagh for this plan period will account for 1.5% of the total population for Kilkenny County, such growth equates to an additional population of 192 persons over the Plan period. Having regard to the Section 28 Guidelines: Housing Supply Target Methodology for Development Planning and Appendix 1 of the accompanying Circular and applying the adjustment methodology to facilitate convergence with the NPF scenario 4,725 total households are to be accommodated over the period 2021-2027 (788 annual average households). Having regard to the requirement to comply with the existing core strategy while having due regard to the Section 28 Guidelines this plan is therefore to provide for ca. 71 additional housing units over the lifetime of the plan⁴ to accommodate the projected population growth.

Location (Refer to Map 1)	Quantum of land for Housing (ha)	Estimated Residential Capacity	Density
NR1	0.77	17	Min 20/ha
NR2	0.23	6	Min 20/ha
NR3	0.18	5	Min 20/ha
NR4	0.50	11	Min 20/ha
NR6	1.09	23	Min 20/ha
NR7	0.36	9	Min 20/ha
	3.13	71 Units	

The density of development and number of units permissible will be determined at detailed design stage based on a full assessment of site characteristics and local sensitivities.

⁴ Applying an average occupancy of 2.7 persons which is average for Graiguenamanagh

4.3.2 Housing Requirement Tinnahinch

The population of Tinnahinch for this plan period will account for 0.8% of the total population growth for Carlow County to 2027. Having regard to the Section 28 Guidelines: Housing Supply Target Methodology for Development Planning and Appendix 1 of the accompanying Circular and applying the adjustment methodology to facilitate convergence with the NPF scenario 3,198 total households are to be accommodated over the period 2021-2027 (533 annual average households). Having regard to the requirement to comply with the existing core strategy while having due regard to the Section 28 Guidelines, this Plan will therefore provide for ca. 26 additional housing units over the lifetime of the plan to accommodate the projected population growth of an additional 70 persons over the Plan period.

4.3.3 Provision of Part V

It is important to note the Joint LAP will also make provision for social housing within the town through Part V, Local Authority and Voluntary Housing developments. Following consultation with the Housing Section of Kilkenny County Council, it is estimated that ca. 34 units are required for people who are currently residing in Graiguenamanagh and therefore do not represent population growth in the context of the Core Strategy.

4.3.4 New Homes Small Towns and Villages

Following consultation with the Housing Section of Carlow County Council, it is estimated that ca. 7 units are required for people who are currently residing in Tinnahinch and therefore do not represent population growth in the context of the Core Strategy.

It is envisaged that a percentage of the social housing units will be provided by means of Part VIII Council development and through the delivery of Part 5 housing across the plan area (ca. 10 units⁵). It is important to note the LAP will also make provision for social housing within the town through Part V, Local Authority and Voluntary Housing developments.

Location (Refer to Map 1)	Quantum of land for Housing (ha)	Estimated Residential Capacity	Density
LD2**	0.5	5	10/ha
NR8*	1.93	21 (other community facilities may be considered on this site)	13/ha ⁶
	2.43	26 Units	

*Reflects housing to be provided for persons already resident in Tinnahinch

**To address NPO 18b

Location (Refer to Map 1)	Quantum of land for Housing (ha)	Estimated Residential Capacity	Density
New Residential	3.13	71	Min 20/ha
Low Density Residential	0.5	5	10/ha
New Residential	1.93	21	Min 13/ha
Total	5.56	97 Units	

⁵ 10% of all housing proposals subject to Part 5

⁶ Density provision has due regard to the pattern of residential density in the vicinity of the site and the Guidelines for Planning Authorities on Residential Development in Urban Areas 2009.

4.3.5 New Residential Zoning Graiguenamanagh

In accordance with the Core Strategy it is anticipated that ca. 137 housing units will be required up to 2027. To facilitate such growth, this LAP proposes to zone 8.88ha of lands for 'New Residential', with an additional 'New Residential – Low Density' (LD1) provided to accommodate low density residential/serviced sites in Graiguenamanagh in compliance with NPO 18(b). It should also be noted that there will be opportunities to provide infill developments comprising of small residential or mixed-use schemes on existing residential or mixed-use zoned lands across the plan area.

The plan allows for housing within the existing footprint of the town and the Council will seek to deliver housing in a compact form through well designed schemes and through measures such as Vacant Site Levy and Derelict Sites Act. The Council has taken a sequential approach to the zoning of land.

It should also be noted that National Planning Framework; National Policy Objective (NPO) 18b sets out a requirement to *'develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.'* In this regard, ca. 3.52ha of land has been identified in this Joint LAP. A total of 2ha has been identified in Graiguenamanagh to facilitate ca. 20 units and 1.52ha has been identified in Tinnahinch to facilitate ca. 15 units. It is anticipated each site would be developed at a minimum of 10 units to the hectare. These sites will seek to reduce the demand for one-off housing in the rural countryside, address population decline through the provision of a mix of dwelling units, support the provision of community infrastructure, sustainable services and commercial enterprise throughout Graiguenamanagh-Tinnahinch.

4.3.6 New Residential Zoning Tinnahinch

In accordance with the Core Strategy it is anticipated that ca. 25 housing units will be required up to 2027. It is anticipated such growth can be largely facilitated on lands zoned 'New Residential' based on a general minimum density of 13 units/ha. It should also be noted that there will be limited opportunities to provide infill developments within existing residential zoned lands. A limited proportion of residential development including tourist accommodation maybe considered acceptable within the mixed-use zone which complies with the overall objective to facilitate tourism development opportunities on this site.

The plan allows for housing within the existing footprint of the town and the Council will seek to deliver housing in a compact form through well designed schemes and measures such as Vacant Site Levy and Derelict Sites Act. The Council has taken a sequential approach to the zoning of land.

4.3.7 Infrastructural Assessment

In accordance with the requirement of the National Planning Framework (NPF) an Infrastructure Assessment (IA) has been completed for the plan area. This Infrastructural Assessment is based on the potential for delivery of the required services and/or capacity to support new development and is also aligned with the approved infrastructural investment programme of the relevant delivery agency(ies) or be based on a written commitment by the relevant agency(ies) to provide the required infrastructure within a specified timescale.

The NPF requires a two-tier approach to the Infrastructure Assessment which is set out as follows:

Tier 1: Serviced Zoned Land; comprising lands that are able to connect to existing development services i.e. road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply, for which there is service capacity available and, can therefore accommodate new development.

Tier 2: Serviceable Zoned Land; comprises lands that are not currently sufficiently serviced to support new development but have potential to become fully serviced within the life of the Plan.

Further statutory guidance is awaited under Section 28 of the Planning and Development Act on the IA methodology. Notwithstanding this absence of statutory guidance, following consultation with Irish Water in particular, land proposed for residential zoning within this LAP was considered against Tier 1 and Tier 2 Infrastructure Assessment criteria set out in the NPF. The plan relied on traffic light system (red, amber and green) to identify lands that are most suitable according to the tiered approach and in that way aims to align the zoning with the investment priorities of the agency. The assessment was completed as a desk-based study and currently excludes an estimate in relation to the full cost of delivery of the required infrastructure.

The Infrastructure Assessment however only addresses a single site suitability criterion, which has to be considered in combination with further criteria to determine suitability when prioritising land for zoning. The Infrastructure Assessment was therefore included in a higher order Housing Lands Assessment Matrix, which includes further high-level criteria such as “Compact Growth” and “Physical Suitability”. The assessment matrix is again based on a traffic light system, which, when considering the various elements of each criterion, is considered the most suitable methodology.

4.4 ZONING

The “Graiguenamanagh-Tinnahinch Land Use Zoning” map (Map 1) demonstrates the zoning of particular lands. For accepted uses within each zoning category, Appendix A should be consulted. The list outlines appropriate uses which may be permissible or open for consideration in each zoning category and is not intended to be exhaustive. Other uses may be acceptable provided that the Planning Authority consider that they do not contravene the zoning objective.

For sites that were zoned following the application of a Justification Test, where only a small proportion of the site is at risk of flooding, a sequential approach shall be applied in future site planning, whereby to ensure no encroachment onto, or loss of, the flood plain, only water compatible development such as Open Space would be permitted for the lands which are identified as being at risk of flooding within that site. Planning permission for these sites might then be subject to the sequential approach having been adopted and applied as above, following a detailed Flood Risk Assessment.

4.5 CORE STRATEGY POLICY & OBJECTIVES

Core Strategy

CS1: It is the policy of Kilkenny and Carlow County Councils to support the sustainable long-term growth of Graiguenamanagh-Tinnahinch and continued consolidation of development within the town boundary.

Objectives

It is an objective of the Councils

CSO1.1: To support and facilitate development on zoned lands at appropriate locations and deliver at least 30% of all new homes within the existing built-up footprints in Graiguenamanagh and Tinnahinch to satisfy the housing needs of the settlement over the period of the Plan.

CSO1.2: To provide for serviced sites with appropriate infrastructure in accordance with Objective 18(b) of the National Planning Framework (ca.3.52ha of land has been identified in the settlement to facilitate such a proposal).

CSO1.3: To implement the zoning objectives set out in Appendix A of this Joint LAP

CSO1.4: To manage the provision of one-off housing on lands zoned as 'Agriculture'. Limited one-off housing will be permitted in accordance with the policy set out under Section 6.4 of Kilkenny County Development Plan 2014-2020 and Section 2.7 of Carlow County Development Plan 2015-2021 or as maybe amended in any subsequent reviews.

CSO1.5: It is an objective of this plan to review the housing allocation / requirement as provided in this Joint LAP to the settlement of Graiguenamanagh-Tinnahinch following the adoption of the Housing Demand Need Assessment and Core Strategies of the Kilkenny County Development Plan 2021-2027 and Carlow County Development Plan 2022-2026. Where deemed necessary an amendment to the Joint LAP will be commenced within one year following the adoption of the Carlow County Development Plan 2022-2028 and Kilkenny County Development Plan 2021-2027.

5.0 Economic Development & Employment

SO2: To promote and support economic development of Graiguenamanagh-Tinnahinch that capitalises on its location on the River Barrow, with the heritage and tourism assets being identified as key economic strengths for the settlement

5.1 ECONOMIC CONTEXT

The County Development Plans of Kilkenny and Carlow recognise that the identity and economic development of both Counties Kilkenny and Carlow including the settlement of Graiguenamanagh-Tinnahinch are intrinsically linked to its heritage and acknowledge that their character and culture are vital assets that help each county compete as a tourism destination and a choice for location for investment.

This Joint LAP supports enterprise and employment development in Graiguenamanagh-Tinnahinch. Several sites are zoned for Mixed Uses within the settlement, providing for a range of uses that could facilitate various employment options. In the recent past permission was granted for an Aldi supermarket in Graiguenamanagh to the north of the town centre. In Tinnahinch there is 4.40ha of Enterprise and Employment zoned lands.

The tourism sector has a strong tradition in Graiguenamanagh-Tinnahinch. Supports from this Joint LAP, Kilkenny and Carlow Local Economic Community Plan, Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study and other policy and funding opportunities will ensure the tourism sector will be able to exploit the location on the River Barrow and the Natural and Built Heritage of the towns to reach its potential in the development of skills and enterprise to bring real benefit to the local economy.

5.2 ECONOMIC DEVELOPMENT

Graiguenamanagh-Tinnahinch is located 16km from Thomastown, 33km from Kilkenny City, 40km from Carlow, 19km from New Ross and 41km from Waterford City. With the emergence over the last ten years of relatively high-quality transport infrastructure the settlement has ability to attract increased numbers of visitors. Graiguenamanagh's main role is as a district service centre for the town and its wider hinterland. Existing businesses in the town include a Bank, Credit Union, Pharmacies, Visitor Centres, Craft Shops, Restaurants, Coffee Shops and Supermarkets. Whilst all of these components create the foundations for a successful town centre, further and diversified local employment will be necessary to support a vibrant, sustainable and attractive settlement.

The Joint LAP focuses on supporting the creation and continued maintenance of local employment as well as facilitating sustainable transport initiatives in order to improve ease of access to and from Graiguenamanagh-Tinnahinch, supporting commercial/tourist activities and ease of access to neighbouring employment centres. In order to facilitate employment initiatives, an area of land has been zoned for Enterprise and Employment in Tinnahinch and there is also significant development capacity on the lands zoned Mixed Use for expansion of existing enterprises and development of new businesses.

The tourism sector is seen as the main economic strength of the settlement⁷, and the future development of tourism-related activities is the key objective for generating employment. The following main assets of the settlement are nationally and internationally renowned yet, to date, are relatively untapped:

- Duiske Abbey;
- George Semple Bridge;
- Tinnahinch Castle;
- St. Michael's Well
- Traditional shops, pubs, cafes and streetscapes;
- Barrow Navigation; (Blueways)
- Barrow recreational amenities;
- Barrow and South Leinster Waymarked Ways;
- River Barrow and River Nore SAC;
- Brandon Hill
- The woodlands to the north and south of the town;
- The nearby attractions of Borris and St. Mullins;

The existing derelict and under-utilised sites provide opportunities for development for visitor-based facilities, quality services for walkers and those engaged in water-based activities with a wider provision of places to eat and overnight accommodation options. The principal objective is to improve the tourist offering, increase visitor numbers and accessibility to attractions, both domestic and international, and spend in the area, thereby enhancing the vitality of the town and the viability of the local shops, bars, cafes and restaurants and local tourism/guest accommodation.

ED1: Enterprise and Economic Development Policy

It is the policy of both Kilkenny and Carlow County Councils to support sustainable economic development in Graiguenamanagh-Tinnahinch, optimising on the settlement's location in proximity to both Kilkenny and Waterford Cities, Carlow town and its significant potential as a heritage and tourism destination for outdoor recreation/adventure tourism.

Objectives

It is an objective of the Plan

EDO1.1: To ensure that there is a sufficient supply of appropriately zoned lands at suitable locations in the settlement to accommodate and promote a wide range of enterprise and employment development types.

EDO1.2: To support the provision of Incubation Space and Hot-Desking facilities within the settlement with work station/areas for start-up businesses and remote workers, particularly those in the creative/digital sphere and start-up companies that can contribute to the tourism or arts economy.

5.3 TOWN CENTRE

The town centre of Graiguenamanagh-Tinnahinch extends between both Graiguenamanagh and Tinnahinch, linked via the George Semple Bridge. The town centre of Graiguenamanagh is distinguished by its attractive medieval townscape, the quantity, quality and diversity of its historic

⁷ Graiguenamanagh/ Tinnahinch Tourism and Recreational Project Concept Study

buildings, many of which are listed on the Record of Protected Structures, and by its riverside setting. Graiguenamanagh has evolved since the early 12th century and remains the focus for a broad range of commercial and community activities. In recent years new retail developments of Aldi and Super Value have altered the dynamic of the town centre.

Tinnahinch is a relatively new settlement with the exception of the area associated with the use of the River Barrow and main approach roads. Recent town renewal activity has given a welcome vibrant core to the town centre. Tinnahinch includes an urban form, with some commercial properties capable of redevelopment/reuse.

5.4 TOWN CENTRE REGENERATION STRATEGY

The town centre fulfils an important role as a public place, with a diversity of uses, and with opportunities to further diversify in order to serve the needs of a growing population and to realise the heritage potential of the settlement. Several buildings within the main core area of Graiguenamanagh are in variable condition and there is considerable scope for restoration and sensitive redevelopment and infill. In the public consultation process dereliction was highlighted as the major issue concerning the quality and appearance of the town. The town centre is dependent on boosting confidence and attracting investment, not only in new schemes but more importantly in the redevelopment and refurbishment of existing properties. The high number of derelict buildings and under-utilised sites, particularly along the quayside, around the Turf Market, to the north side of High Street backing onto the Mill Race and at the northern end of Main Street, need to be sensitively restored or redeveloped for appropriate retail, residential, community and visitor-related uses.

This Joint LAP seeks to support the primacy of the town centre as the focus for future retail, commercial activity and community life and to attract activity back to the core area. In order to reinforce the town centre as a viable and vibrant centre, a mix of retail and commercial, civic, social and cultural uses is encouraged in addition to residential development. The continued focus on prioritising the town centre for all retail and appropriate commercial activity, with enhanced connectivity between Graiguenamanagh and Tinnahinch through enhanced pedestrian linkages is therefore encouraged.

Kilkenny and Carlow County Councils are keen to promote and accommodate such schemes in order to stimulate investment activity in the settlement, but do not wish to detract from the historic character of the town centre in order to achieve this. Consequently, all new development will need to be appropriate in terms of use and of the highest design quality.

5.4.1 Regeneration Opportunities

National Policy Objective 16 of the National Planning Framework sets out to *'target the reversal of rural decline in the core of small towns and villages through sustainable targeted measures that address vacant premises and deliver sustainable reuse and regeneration outcomes.'*

The responsibility for the implementation of policies and objectives contained within this Joint LAP will be dependent on a number of possible funding sources, including EU programmes and grants, the National Government, the County Council and the private sector.

Of particular relevance is the €1bn Rural Regeneration and Development Fund (RRDF) which will apply to all settlements and rural areas with fewer than 10,000 people, which will operate under the Department of Rural and Community Development. In response to current issues around town centre vacancy, dereliction and underutilisation particularly in Graiguenamanagh-Tinnahinch the Councils will support future funding applications under this scheme. Proposals for funding applications are not restricted to the projects as listed below, all projects which comply with the overriding objectives of the relevant County Development Plan and this Joint LAP will be supported.

The regeneration and refurbishment of the following buildings and sites within the settlement would greatly enhance the appearance and vitality of the settlement. (Refer to Figure 5.1 below)

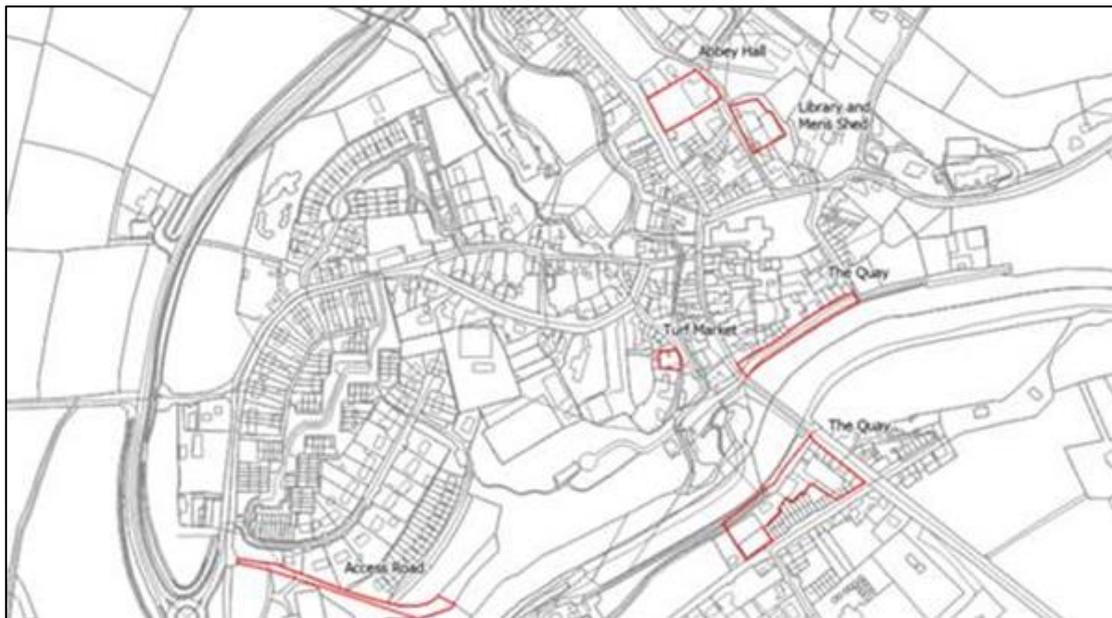


Figure 5.1 Regeneration Opportunities

1. Abbey Hall
2. Refurbishment of the Town Library and development of a Men's Shed
3. Development of a Car Park and Public Toilets at Turf Market
4. Development of an access road and car park for Outdoor Activity Centre
5. The public realm associated with the Quay in both Graiguenamanagh and Tinnahinch.
6. Conversion of stone buildings/sheds located on the back lanes of Graiguenamanagh

These projects aim to re-purpose significant town centre buildings which will deliver a range of benefits socially, economically and culturally for the town.

TC1: Town Centre Policy

It is the policy of both Kilkenny and Carlow County Councils to protect and enhance the role of the main core area of Graiguenamanagh-Tinnahinch as a vibrant and attractive area.

Objectives**It is an objective of the Plan:**

TCO1.1: To support the delivery of projects for town centre regeneration which comply with the provisions of the relevant CDP and this Joint LAP submitted as funding applications to the Rural Regeneration and Development Fund.

- a) The preparation of an architectural design/brief is required for the following sites to ensure the character of the area is maintained and that any potential flood defence proposals are appropriate to its location

- The Quays Graiguenamanagh and Tinnahinch
- The stone buildings/sheds located on the back lanes of Graiguenamanagh

TCO1.2: To encourage and facilitate the re-use and regeneration of vacant or underused buildings for appropriate town centre uses through incentives such as Small Business Vacant Premises Scheme⁸.

TCO1.3: To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to pedestrians and cyclists through improved parking and pedestrian facilities.

TCO1.4: To facilitate enhancement and improvement of the physical fabric and environment of the town centre through public realm initiatives including footpath and public lighting improvements to assist in making the town centre a more pedestrian friendly place.

TCO1.5: To investigate traffic managements options for strengthening the pedestrian links across the River Barrow to better integrate the town centres of Graiguenamanagh and Tinnahinch and maximise access to local shops, schools and other amenities.

5.5 THE FOOD ECONOMY

Food and tourism also play a major part in the contemporary experience and visitor economy in Graiguenamanagh-Tinnahinch. The links between food and tourism therefore provides a platform for supporting and expanding local economic development. Food experiences help to brand and market destinations as well as support the local culture which is so attractive to tourists. In 2010, the County Food Strategy set out a roadmap for the development of food enterprise culture in Kilkenny. The Taste of Kilkenny Food Trail is one of a range of leisure trails developed by Trail Kilkenny across the county and is supported by the Kilkenny Leader Partnership. Carlow Food Trail was also established in Co. Carlow in 2016, and brings together the food story of the county in a catalogue that provides information on artisan and organic producers and on large food manufacturers in the county whose products are available countrywide, while at the same time encouraging an exploration of the county's scenic landscape.

The food sector of the tourism industry in Graiguenamanagh-Tinnahinch is currently underdeveloped. However, there is potential for this sector to be successful in this settlement and therefore the development and enhancement of this sector is supported by this Joint LAP.

⁸<https://www.kilkennycoco.ie/eng/Services/Economic-Development/Small-Business-Vacant-Premises-Scheme.html>

5.6 RETAIL

The overarching objective of the Retail Planning Guidelines (2012) is to enhance the vitality and viability of the city and town centres in all their functions through sequential development. Sequential development means that:

“Subject to the requirements listed below, only where the applicant can demonstrate and the planning authority is satisfied, that there are no sites or potential sites within a city, town centre or designated district centre should an edge-of-centre site be considered. In addition, only in exceptional circumstances where it can be demonstrated that there are no sites or potential sites available either within the centre or on the edge of these centres should an out-of-centre site be considered.”

When considering proposals for retail, the Planning Authority will:

- Require a sequential approach to the provision of new retail facilities i.e. new retail facilities will be required to locate on lands zoned for mixed uses and within the retail core area as identified on Map 1 through the redevelopment and/or reuse of existing vacant premises where appropriate.
- Restrict internal retail leakage from the main core area of the settlement

Notwithstanding the sequential approach, where the Planning Authority considers that the proposed development, by virtue of its nature and/or proposed location, will undermine the vibrancy or vitality of the town centre, such development shall be refused in accordance with the Retail Planning Guidelines.

5.6.1 COVID-19

The effects of the COVID-19 pandemic experienced nationwide has negatively impacted on the retail sector throughout Ireland. During the course of this pandemic and in the aftermath, it was necessary for retailers to adapt new methods to enable the operation of their business and meet the demands of their customers i.e. online shopping, delivery service. Kilkenny and Carlow County Councils are aware the function of the town centre as we know it may no longer be viable for retailers. The local authority is willing to consider alternative functions for the town centre and the way in which businesses operate to ensure their vitality and viability.

Retail Objectives

It is an objective of the Plan;

REO1.1: To promote the town centre for retail development and restrict further significant retail development (convenience and comparison) outside of the lands zoned ‘Mixed Use’ within the Plan.

5.7 SHOPFRONT & ADVERTISING

Proposals for new shopfronts and advertising signs should be sensitively designed to protect and retain the character of the town. There are many shopfronts that are of special architectural, artistic, social and cultural interest in the town. These shopfronts are an attractive element providing a sense of character to the settlement. The retention of these shopfronts and avoidance of clutter which may conceal or obscure them will be encouraged. Property owners, business and other stakeholders will

also be encouraged to improve the visual appearance of existing shopfronts and signage. The operation of external seating areas on the public footpath and the provision of free-standing advertising hoardings such as a sandwich board sign are subject to a Section 254 licence by either Kilkenny or Carlow County Council and should not impact on the accessibility of footpaths to all users including pedestrians.

SF1: Shopfronts Policy

It is the policy of both Kilkenny and Carlow County Councils to support the provision of high-quality shopfronts and signage which are in keeping with the existing shopfronts, and which contribute positively to and enhance the streetscape, and to seek to control and limit superfluous signage.

Objectives

It is an objective of Kilkenny and Carlow Council to:

SFO1.1: To ensure that new signage contributes positively to and enhances the streetscape in accordance with the guidance set out in Kilkenny County Council Guidance on Shopfronts and Advertising Signs and Section 11.13 of Carlow County Development Plan 2015-2021 and to avoid clutter of over advertising. New signage that negatively impacts or obscures shopfronts recognised as being of special interest will be discouraged.

5.8 ARTS, CULTURE & THE CREATIVE ECONOMY

Arts and culture activities enable people to develop a sense of ownership of their area and to achieve a sense of place. The provision of necessary community infrastructure is vital if arts and culture related activities are to expand and continue to make a meaningful impact in the plan area. There is potential for the area to generate tourism through arts/music festivals, art exhibitions and installations etc. The provision of appropriate cultural facilities should be explored.

Kilkenny and Carlow County Councils both support cultural participation and practice through partnerships and collaborations, through significant direct and indirect support and through the provision of cultural infrastructure across each County. Kilkenny's Cultural and Creative Strategy 2018-2022 is an Integrated Strategic Plan for the delivery of Arts, Heritage and Library Services of Kilkenny County Council. Its five strategic policies include:

1. Enable best practice delivery of culture
2. Increase and diversify participation
3. Support culture in rural and urban areas
4. Engage children and young people in culture
5. Communicate the value of culture

Carlow County Council, including Carlow Tourism, actively promotes arts, cultural and entertainment throughout the county. Carlow County Council offers a number of grants and incentives to artists in the County namely Arts Act Grant, ArtLinks, Per Cent for Art Scheme along with Carlow Arts Festival (Eigse), a 10-day festival held in Carlow Town each year since 1979. Carlow Arts Festival is one of only six strategically funded festivals by the Arts Council in Ireland. In existence for over 40 years and held on the grounds of Carlow College in June each year, it has influenced the establishment of a very solid arts and cultural infrastructure within the county and is firmly rooted in the identity of Carlow.

The settlement of Graiguenamanagh-Tinnahinch is renowned for its many artists and crafts people i.e. Cushendale Woolen Mills and Duiske Glass. The strong cultural and arts community in Graiguenamanagh-Tinnahinch includes several groups and facilitates the organisation of various festivals throughout the year including the Graiguenamanagh Town of Books Festival, Walk and Talk Festival, Graiguenamanagh and Tinnahinch Annual Regatta and Graiguenamanagh Music Festival. The vibrancy of these festivals in the settlement also poses significant tourism potential and high-quality cultural events and festivals which celebrate Graiguenamanagh-Tinnahinch and support community and tourism initiatives will be supported in this Joint LAP.

In 2017 the committees of the Graiguenamanagh Town of Books Festival and the annual Regatta collaborated to combine the two main weekend festivals in the settlement into a month-long festival of events to include a walking festival and a traditional music weekend. In 2018 the first month long festival was held.

ACCE1: Arts, Culture & the Creative Economy

It is the policy of the Plan to support the Arts, Culture and Creative Economy in Graiguenamanagh-Tinnahinch to showcase and promote the settlement and its unique creative offering.

Objectives

ACCE1.1: To support, where appropriate, the continued growth of the craft and creative economy in Graiguenamanagh-Tinnahinch.

ACCE1.2: To enhance the role of venues within the town to facilitate events associated with some of the County's signature festivals and other festivals.

ACCE1.3: To support the development of linkages between historical sites within and around Graiguenamanagh-Tinnahinch and the amenity sites in its hinterland

ACCE1.4: To support the continued success of high-quality cultural events and festivals which celebrate Graiguenamanagh-Tinnahinch and support its community and tourism product.

5.9 TOURISM

Graiguenamanagh-Tinnahinch and its hinterland has widely been acknowledged as a visitor destination in its own right in addition to being well placed to provide a tourism support for a potential county wide heritage and tourism economy in both Kilkenny and Carlow. The town of Graiguenamanagh and the settlement of Tinnahinch both attain a rich heritage, including the internationally important Duiske Abbey and its location on the Barrow Navigation and at the intersection of two National Waymarked Trails. The Joint LAP will encourage the development of tourism activities such as waterways activities, agri-tourism, green/ecotourism, art and craft retailing, food markets, local and other craft type activities so as to diversify the tourism product in Graiguenamanagh-Tinnahinch.

Heritage based tourism is recognised as a key economic driver for the settlement that has the potential to generate employment across a number of sectors and to create a multiplier effect within the local economy. Duiske Glass has achieved a worldwide reputation and attracts many visitors to its factory shop on High Street. Graiguenamanagh is also part of the 'Kilkenny Craft Trail' an initiative set up by Kilkenny County Council which also attracts a large number of visitors.

5.9.1 Barrow Valley Activities Hub

Barrow Valley Activities Hub also known as ‘The Hub’ is a bespoke community facility strategically located along the banks of the River Barrow. The building provides changing and shower facilities, kitchen and a large meeting room. The Hub was developed to increase the attractiveness of Graiguenamanagh-Tinnahinch to overnight and day visitors as well as groups who wish to engage in water sports activities in the River Barrow.

Due to its strategic location within the town centre of Graiguenamanagh the facility is central to local walks/trails and other amenities in the area. The location and existing and future access points to ‘The Hub’ will be considered in the future development of recreational amenities in the settlement.

5.9.2 COVID-19

Due to the travel restrictions implemented during the COVID-19 pandemic to curtail the spread of the virus the tourism industry suffered a huge economic loss. In an attempt to reduce the effect of this loss staycations within Ireland was heavily promoted by Irish tourism bodies. A nationwide publicity campaign gives towns and villages similar to those of Graiguenamanagh-Tinnahinch an opportunity to attract additional tourists to the settlement and strengthen the tourism industry. Graiguenamanagh-Tinnahinch currently attracts large number of day tourists however it is an objective to increase the number of tourists staying overnight. The tourism industry in particular those offering accommodation must take advantage of such promotional opportunities to attract new visitors to the area.

5.9.3 Development Associated with Water Sports

The River Barrow presents an opportunity to develop tourism facilities which will deliver social, health, economic and environmental benefits to both visitors and residents. The River Barrow provides a popular boating and angling centre – The Graiguenamanagh-Tinnahinch Regatta takes place each August Bank Holiday and is reputed to be the oldest regatta on Irelands inland waterways. Graiguenamanagh-Tinnahinch has been identified as a major boating centre in the development of the Grand Canal Barrow Navigation by the OPW and Waterways Ireland.

Section 7.3.4.1 of Kilkenny County Development Plan and Section 8.11.9 of Carlow County Development Plan sets out criteria for development associated with water sports adjacent to waterways and inland lakes.

It should be noted that Kilkenny and/or Carlow County Council may require management plans for particular water areas to address the compatibility of such varying demands. Most development associated with water sports such as slipways, boathouses, toilet and changing facilities, parking areas and access will require planning permission, and an assessment of the ecological impacts on the surrounding area. Carlow and Kilkenny County Councils will require a high quality of design in terms of layout, buildings and other structures and in the treatment of boundaries either adjacent to the road or the actual waterway. Both County Councils will normally require details of landscaping and surface treatments to accompany all planning applications.

5.9.4 Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study

Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study⁹ was initiated by Kilkenny Leader Partnership whom commissioned SLR to assess the existing and potential economic and cultural tourism offering in Graiguenamanagh-Tinnahinch, with a particular focus along the riverbank, downstream of the George Semple Bridge over the River Barrow. This study was supported by Kilkenny Local Economic Community Plan (LECP) which provides a blueprint for local and community development funding. This includes programmes such as the Social Inclusion and Community Activation Programme and the LEADER rural development programme.

In 2006 a similar study was completed for the settlement namely 'Graiguenamanagh-Tinnahinch Development and Economic Study'. This study proposed the concept of a tourism hub for Graiguenamanagh to increase the tourism activity in the settlement which resulted in the development of 'The Hub'. The success of 'The Hub' and the need to further develop the tourism economy in the settlement has resulted in the adoption of the 'Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study'.

The Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study identifies the potential linkages between the various tourism and recreational assets and amenities in the area, setting out a number of concepts to stimulate sustainable economic development and attract inward public and private investment.

This study identified a number of potential projects for Graiguenamanagh and Tinnahinch that will enhance its attractiveness as a visitor destination for day visitors/independent travellers including cyclists, walkers and holiday makers travelling by car. Over the period of the plan, it is estimated there would be 5,000 independent travellers in year one and this number would increase by 5% and 10% per annum through to year 5.

The Tourism and Recreational Concept Study identified the existing overnight accommodation offering in Graiguenamanagh. At present Graiguenamanagh has one guest house offering visitor accommodation, 'The Waterside' along with the recently developed Brandon Hill Glamping site. Mount Brandon accommodation and pottery school are also located within Tinnahinch. For the settlement to develop successfully as a tourist destination it is necessary the offering of overnight accommodation continues to grow and this plan will continue to facilitate the development of the hospitality sector, including proposals for overnight accommodation in Graiguenamanagh-Tinnahinch.

5.9.4.1 The River Park Tinnahinch

The Tourism and Recreational study proposes a concept for a river park on the Tinnahinch Quay based on the creation of a high-quality public realm. The key function of this space is to create accessibility for users of river craft to the quays but also for casual visitors to the river for leisure use. This proposal would further enhance the link between Graiguenamanagh and Tinnahinch, existing heritage sites and new and existing residential areas. It is acknowledged that the River Barrow is subject to recurrent flooding and uses within the area as public open space. It is an objective of this Joint LAP to support

⁹ Graiguenamanagh/Tinnahinch Tourism and Recreational Project Concept Study, November 2019

the development of a river park and associated amenity uses and infrastructural supports in Tinnahinch in conjunction with the flood relief works and Flood Risk Management Guidelines.

TO1: Tourism

It is a policy of Kilkenny and Carlow County Councils to promote the significant heritage and tourism potential of Graiguenamanagh-Tinnahinch and to support sustainable tourism development.

Objectives**It is an objective of the Plan:**

TO2.1: To support the development of tourism infrastructure (in particular at The Hub), overnight accommodation (in particular Brandondale House), attractions and facilities at appropriate locations subject to the appropriate protection of architectural heritage and natural amenities and appropriate statutory processes required by the European Habitats Directive.

TO2.2: To support the development of outdoor leisure activities and a River Park and associated uses on lands that are designated as open space, subject to the protection of landscape character and natural heritage and appropriate statutory processes required by the European Habitats Directive

TO2.3: To support the promotion of strategic tourist sites, the sensitive restoration/conservation of heritage buildings and sites including Tinnahinch Castle and operate flexibly with regard to the use of converted buildings to facilitate heritage tourism/social enterprise.

TO2.4: To facilitate tourism activities such as waterways activities, eco-tourism, niche retailing, food markets, local and other craft type activities so as to diversify the tourism product in Graiguenamanagh-Tinnahinch, subject to relevant environmental assessments.

TO2.5: To support the development of linkages between historical sites within and around Graiguenamanagh-Tinnahinch including pedestrian access to St. Michaels Well in Tinnahinch.

TO2.6: To encourage and facilitate the delivery of a mix of appropriate uses including tourism, commercial, retailing and leisure, community related developments on lands zoned 'Mixed Use' within Tinnahinch.

TO2.7: To facilitate the expansion of additional overnight tourism accommodation in association with the expansion of facilities at Brandondale house on the lands to the South West of Brandondale house subject to development management criteria.

6.0 Community & Housing

SO3: To facilitate the development of high quality, integrated neighbourhoods that cater for an appropriate demographic mix and deliver, where possible, community, recreation and amenity facilities in tandem with housing to be encouraged through new development.

6.1 COMMUNITY FACILITIES

Graiguenamanagh-Tinnahinch has a wide variety of community facilities, services and community groups spread throughout the town that provide an important support network to the residential population. Community facilities are an important element in the urban fabric of a settlement and should form part of an integrated network of resources available to local people. They serve the basic needs of the settlement and provide a place where people can meet and create a sense of town spirit and pride in their community. Graiguenamanagh-Tinnahinch has a strong sense of community and is relatively well served by community facilities including educational, sporting, cultural and social facilities. The community facilities include two national schools, a secondary school, community playgroup, health centre, outdoor activity hub, GAA Club, angling club, Tidy Towns group among others.

This Joint LAP acknowledges that the integration of social infrastructure with the development of the settlement is fundamental to the long-term resilience and sustainability of the community in Graiguenamanagh-Tinnahinch.

Community Facility Objectives

It is an objective of Kilkenny and Carlow County Councils:

COMO1.1: To support and facilitate the provision of multi-functional community facilities to meet the needs of the population of Graiguenamanagh-Tinnahinch.

6.1.1 Education

Graiguenamanagh-Tinnahinch is served by a post primary school (Duiske College) and two primary schools; Graig na Manach Buac with ca. 75 pupils and Scoil Naisiunta Muire Gan Smal with ca. 160 pupils.

Duiske College is a non-selective, co-educational school under the patronage of Kilkenny and Carlow Education and Training Board (KCETB) with a catchment area that extends beyond the settlement boundary of Graiguenamanagh-Tinnahinch. The school has a current mainstream enrolment of ca. 149 pupils. In addition to Junior Cycle the school offers the established Leaving Certificate, the Leaving Certificate Vocational Programme (LCVP), an optional Transition Year (TY) Programme, Post Leaving Certificate (PLC) courses and Adult Education Programmes (Level 5 and 6).

The Department of Education's methodology for calculating demand for school places assumes that on average, 12% of the population are of primary school going age and 8.5% are of secondary school going age. From these assumptions it can be estimated that in total approximately 219 children would be of primary school going age and 155 children would be of secondary school going age by 2026.

During the pre-draft public consultation period Duiske College made a submission stating the existing Duiske College site in Graiguenamanagh has reached capacity and in order to facilitate further expansion of the school a larger site is required. As part of their submission a site measuring ca. 2.68ha (illustrated on Map 1) was identified to the west of the settlement which has been zoned accordingly as part of the Joint LAP.

Kilkenny County Council will liaise with the school and the Department of Education and Skills to address planning issues in this regard.

6.1.2 Early Childcare and Education

According to Pobal¹⁰ website which records public and private childcare facilities in each County there is a registered community playgroup organised by a voluntary organisation operating in Graiguenamanagh however there is no full day childcare facility registered in the Graiguenamanagh-Tinnahinch settlement. The availability of good quality and accessible early childcare and education facilities is important to support the development of sustainable communities and to support economic development. This Joint LAP supports the development of a community creche within the plan area.

6.1.3 Additional Social Infrastructure

The Council will continue to liaise with key stakeholders including service providers and private bodies and assist in securing community infrastructure and funding for such at appropriate locations throughout the plan area.

The following are the main community facilities currently operating in Graiguenamanagh-Tinnahinch

- Graiguenamanagh Playground
- Outdoor Activities Hub Graiguenamanagh
- Graiguenamanagh Parish Hall
- Graiguenamanagh Library

Graiguenamanagh Playground is located to the east of Fairview residential development within walking distance to Main Street and other attractions in the town. The playground also benefits from the presence of the public car park and has a good variety of timber equipment to accommodate a range of age groups.

Outdoor Activities Hub Graiguenamanagh is located on the eastern side of the River Barrow established in 2011. The purpose of this facility is to drive recreation tourism in the Barrow Valley and in particular the development and promotion of Graiguenamanagh as a hub for these activities. The vision for the Barrow Valley Activities Hub is to create an innovative outdoor venue that integrates education, economic and social resources of the Graiguenamanagh and Barrow Valley region by using the local attractive natural environment.

Graiguenamanagh Parish Hall located to the west of Graiguenamanagh Library along the R703. This building known as 'Abbey Hall' is situated on an elevated site. The building is currently in a very poor

¹⁰ <https://maps.pobal.ie/WebApps/ChildcareFacilities/index.html>

state of repair, detracts from the streetscape and is not accessible to wheelchair users or the elderly. It is intended to carry out refurbishment works on the building to deliver an age friendly amenity area and a games area for local youth and visiting families.

Graiguenamanagh Library is located to the east of the R703. This building was first constructed in 1986 and currently has 1,373 members and over 25,000 visitors per annum. The library is an important contributor to the educational and cultural life of the Graiguenamanagh-Tinnahinch community. However, the building does require maintenance and faces many challenges due to its traditional design which curtails modern service delivery and does not suit current library standards.

COM1 - Education, Childcare and Community Facilities

It is the policy of both Kilkenny and Carlow County Councils to facilitate and secure the provision of social infrastructure to support existing and new communities, in a manner, which provides flexibility to respond to varied, and changing community needs.

Objectives

It is an objective of the Plan:

COM1.1: To support and facilitate improvements to existing educational, childcare and community facilities within the Graiguenamanagh-Tinnahinch LAP area.

COM1.2: To support and facilitate the refurbishment of the existing Parish Hall in Graiguenamanagh during the Plan period.

COM1.3: To support and facilitate the refurbishment and expansion of the existing library facility in Graiguenamanagh during the Plan period.

COM1.4: A Social Infrastructure Assessment (SIA) shall be prepared for the development of this site to ensure that new community facilities where deficit exists are provided on a phased basis in this new residential community in tandem with the provision of housing. The SIA shall include quantitative and spatial assessment of the existing infrastructure provision, and recommendations for future services based on demographic and area-based analysis in relation to services such as; education, childcare; other community services; open space; sports and other amenities.

6.2 POSITIVE AGEING

According to the Department of Health, by the year 2036 the number of older people aged 65 and older living in Ireland is expected to increase by 250%. For County Kilkenny this would mean that the older population of 14,053 in 2016 will increase to 35,132 in 20 years time. For County Carlow this would mean that the older population of 7,357 in 2016 will increase to 18,392 in 20 years time.

Kilkenny Local Authority has been actively engaged in Age Friendly County Initiative since 2010 whilst Carlow Local Authorities has been engaged since 2011. The concept of an Age Friendly community is linked to an initiative of the World Health Organisation started in 2007. This initiative seeks to engage older people and their communities in making their communities better, healthier and safer places for older people to live and thrive. In 2017 Kilkenny County Council adopted Kilkenny Age Friendly County Strategy in the same year Carlow County Council adopted Carlow Age Friendly County Strategic Plan. These plans ensure that Age and Dementia Friendly design and planning principles are embedded in all local authority planning and development.

Positive ageing can be facilitated by means of various age friendly initiatives, including universal design and can be supported by the adoption of the appropriate development objectives to facilitate same. Planning and design policies of Kilkenny and Carlow will continue to be inclusive of age friendly designs and consistent with established best practices. Each local authority will also ensure that successful age friendly spaces, seating and parking are introduced throughout the County. This will also include age and dementia signage in all public buildings.

6.3 FUTURE PROVISION OF HOUSING

This Joint LAP proposes a residential strategy of consolidation and infill, whereby new residential development will occur alongside existing development at locations which are proximate to both physical and social infrastructure. It is anticipated that housing will be provided both by the Council and the private sector during the period of the plan. New housing is catered for at various densities and in line with the Core Strategy.

The lands proposed for housing are designated according to the principle of compact growth, which supports the use of the land from the centre outwards. Accordingly, housing is prioritised on lands closer to the town centre. In addition to the provision of appropriate density developments closer to the town centre, the plan also provides for a limited number of serviced sites. It is anticipated that an appropriate mix of house types and densities will emerge based on the locational characteristics of each site.

6.3.1 Serviced Sites

There is continued pressure for development of single homes in the rural area surrounding Graiguenamanagh-Tinnahinch. In accordance with National Policy Objective (NPO) 18b of *Project Ireland 2040* National Planning Framework which makes provision to 'Develop a programme for 'new homes in small towns and villages', local authorities, in combination with public infrastructure agencies such as Irish Water and local communities are encouraged to develop a programme for providing **serviced sites** with appropriate infrastructure to attract people to build their own homes and live in small towns and villages. This Joint LAP seeks to address this NPO through the identification of ca. 0.5ha (Table 4.7) of land for low density serviced sites within the settlement.

6.4 HOUSING ON LANDS ZONED FOR AGRICULTURE

Land within the agricultural zone will not be considered for intensive commercial or residential development during the lifetime of this Joint LAP. This is considered to be a strategic reserve for the future development of Graiguenamanagh-Tinnahinch, which will allow for the strategic expansion of the plan area. Such designation is required to prevent urban generated development which would interfere with the operation of farming and prejudice the future planning and development of the area. On lands zoned for agriculture within the development boundary of the Graiguenamanagh-Tinnahinch Joint LAP, housing will be restricted to those who respectively comply with the rural housing policy set out in Section 3.5 of the Kilkenny County Development Plan and Section 2.7 of the Carlow County Development Plan or as maybe reviewed in forthcoming County Development Plans.

RD1 - Residential Development

It is the policy of Kilkenny and Carlow County Councils to ensure that sufficient zoned land continues to be available at appropriate locations in Graiguenamanagh-Tinnahinch to satisfy the housing needs of the town.

Objectives

It is an objective of the Plan:

RDO1.1: To ensure that sufficient zoned land is available at appropriate locations in Graiguenamanagh-Tinnahinch to satisfy the housing needs of the settlement over the period of the plan.

RDO1.2: To require that all new residential development has regard to the character of the settlement(s), is of a high standard and provides for a sustainable mix of house types, sizes and tenures.

RDO1.3: To apply a 10% social housing requirement, pursuant to Part V of the Planning and Development Act 2000 (as amended) to all sites that are zoned solely for residential use or for a mixture of residential and other uses (save where the development is exempt from the provisions of Part V).

RDO1.4: To facilitate the development of low density serviced sites on lands to the east of Graiguenamanagh Ring Road, as an alternative to rural housing and to stimulate future growth within the town.

6.5 VACANT SITE LEVY/DERELICT SITES

One of the key provisions of the Urban Regeneration and Housing Act 2015 is the Vacant Site Levy. The Act was designed to incentivise urban regeneration and promote increased housing supply. Beginning on 1st January 2017, Planning Authorities are required to compile and maintain a register of vacant land in their functional areas and to apply a levy in respect of such sites. A targeted approach to this scheme was applied to date in County Kilkenny, which has focused on the identified centres of Kilkenny City, Ferrybank, Castlecomer, Callan, Graiguenamanagh. Application of the vacant site levy in Carlow to-date has focused on the main urban centres of Carlow Town, Tullow and Muine Bheag. Carlow County Council intends to examine further lands within other towns and villages as appropriate to determine if there are sites where the Vacant Site Levy is applicable under the provisions of the Urban Housing and Regeneration Act 2015 and all associated regulations and guidance.

The Graiguenamanagh-Tinnahinch Joint LAP promotes, encourages and facilitates the appropriate development of sites identified as “residential land” in order to prevent adverse effects on existing amenities in such areas, in particular as a result of:

- The ruinous or neglected condition of any land
- Urban blight or decay
- Anti-social behaviour or a shortage of habitable houses or of land suitable for residential use or a mixture of residential and other uses.

For the purpose of the vacant site levy the following zoning will be considered for the purpose of the Act in accordance with Kilkenny and Carlow County Development Plans:

- Mixed Use – enterprise and employment, and community facilities for regeneration purposes
- All residential zonings for residential purposes

These zones will be examined to determine if there are sites where the Vacant Site Levy is applicable under the provisions of the Urban Housing and Regeneration Act 2015 and all associated regulations and guidance.

VS1: Vacant Sites

It is the policy of both Kilkenny and Carlow County Councils to apply the provisions of the Derelict Sites Act 1990 and the Urban Regeneration and Housing Act 2015 in Graiguenamanagh-Tinnahinch.

Objectives**It is an objective of the Plan:**

VSO1.1: To identify vacant sites in the settlement for regeneration and housing and establish and maintain a register of vacant sites (entitled the vacant sites register) in the plan area for the purpose of the Vacant Site Levy (Urban Regeneration and Housing Act 2015).

VSO1.2: To promote the sustainable development of vacant residential and regeneration sites in Graiguenamanagh-Tinnahinch through the application of the Derelict Sites Act 1990 and Urban Regeneration and Housing Act 2015, Vacant Site Levy, on lands zoned 'Mixed Use' for Regeneration and 'New Residential', 'Low Density Residential' and 'Existing Residential' for housing.

7.0 Green Infrastructure & Recreation

SO4: To support the creation and enhancement of a network of pedestrian walkways, footbridges and open spaces connecting the River Barrow and other recreational and tourist attractions within the settlement whilst ensuring the protection and preservation of the natural and built heritage of the area.

Natural heritage in Graiguenamanagh-Tinnahinch includes a wide range of natural features that make an essential contribution to the environmental quality, ecological biodiversity, landscape character, visual amenity and recreational activities of the settlement. The location of the settlement on the River Barrow means water contributes significantly to the natural heritage of the settlement. The occurrence of natural vegetation adjacent to these water corridors also makes important contributions in terms of landscape character and ecology/biodiversity.

7.1 GREEN INFRASTRUCTURE

The environmental and heritage resources of Graiguenamanagh-Tinnahinch can be described as its Green Infrastructure. The Green Infrastructure network is the network of natural and semi-natural areas that support the natural environment by providing habitats for wildlife, air and water filtration and surface water management, recreational and tourism opportunities and “greener” neighbourhoods. Green infrastructure networks include waterways, wetlands, woodlands, wildlife habitats, greenways, parks and conservation lands, forests and other open spaces that surround and thread through our towns and cities. The emergence of Green Infrastructure planning is a response to the growing recognition of the many benefits which green space provides at a strategic level and of the need to plan for its protection, provision and management in tandem with plans for growth and development. It has a significant role to play in assisting in the protection of Natura 2000 sites and biodiversity and meeting the requirements of the Habitats Directive.

Under Article 10 of the Habitats Directive planning and development policies must endeavour to conserve and manage sustainable corridors and stepping stone habitat features. In recognition of this, the Graiguenamanagh-Tinnahinch Joint LAP will address biodiversity and prepare a plan for its management at a local level, through the preparation of habitat mapping to identify and map the various habitats and green infrastructure areas in the settlement. These maps will provide a valuable tool in the future planning of the area and also provide information for the general public and community groups.

Graiguenamanagh-Tinnahinch benefits from a significant level of green infrastructure (Figure 7.1), which creates an attractive setting for residents and visitors alike. It will be important, as part of this Joint LAP, to establish a coherent, integrated and evolving network that extends from the River Barrow and its extended network. The green infrastructure belt in Graiguenamanagh-Tinnahinch runs primarily along the east west axis, along the river. Walking/cycling is encouraged and objectives to promote and encourage walking/cycling routes have been included in the plan which encourages better pedestrian connections across the river. The protection and enhancement of these areas as well as the links between them will play a significant role in enhancing biodiversity and providing opportunities for sustainable travel. It will also support any future tourism strategy for the settlement,

thereby setting the stage for future investment in ancillary tourism and other infrastructure which will support the creation of a more diversified economic base.

In Graiguenamanagh-Tinnahinch the green infrastructure within the plan boundary includes the designated River Barrow/Nore Special Area of Conservation zoned as Open Space/Biodiversity conservation with a restriction on its use in order to protect the river and its banks as a green corridor for wildlife and biodiversity. The zoning objective in Appendix A confirms this commitment.



Figure 7.1 Green Infrastructure

GI 1 – Green Infrastructure

It is the policy of Kilkenny and Carlow County Councils to identify, protect, enhance and further develop the Green Infrastructure network in Graiguenamanagh-Tinnahinch and to strengthen links to the wider county and regional network.

Objectives

It is the objective of the Council:

GIO 1.1: To carry out, as resources allow, Habitat and Green Infrastructure Mapping for Graiguenamanagh-Tinnahinch in order to reduce and avoid fragmentation or deterioration of the Green Infrastructure network and strengthen ecological links within Graiguenamanagh-Tinnahinch and to the wider regional network.

GIO 1.2: To preserve, protect and augment trees, groups of trees, woodlands and hedgerows within the settlement by increasing, where appropriate, tree canopy coverage and tree planting using locally native species by incorporating them within design proposals and supporting their integration into the existing Green Infrastructure network.

7.2 OPEN SPACE

The quantity, quality, variety and accessibility of open space are all factors that influence the use of public space. The *Guidelines on Sustainable Residential Development in Urban Areas* emphasise the importance of qualitative standards regarding open space and sets out the key qualitative standards that open spaces should expect to achieve. While Graiguenamanagh-Tinnahinch has a significant amount of lands zoned for Open Space, access to some areas are limited. Open space and parkland represent an important component of a sustainable settlement as they contribute to the amenity of the area, as well as providing for the health and well-being of residents and encouraging ecology.

The River Barrow provides a significant opportunity for strategic Open Space that can connect into a wider regional network and support opportunities for strategic walking and cycling routes, in addition to ecology and biodiversity linkages. However, the river, at present is relatively inaccessible at some points in Graiguenamanagh-Tinnahinch, with the exception of a few areas where access is possible, though limited due to overgrowth and poor maintenance along the banks. Whilst the overarching objective is to maintain the integrity of the River Barrow, the provisions of recreational space and associated uses along the river is supported subject to environmental considerations.

This Joint LAP will endeavour to support sensitively designed and appropriate development in certain areas to provide an opportunity to develop/improve access to amenity areas with particular reference to the lands along the River Barrow. Chapter 5 acknowledges the role that development of tourism activities such as waterways activities, agri-tourism, green/ecotourism, art and craft retailing, food markets, local and other craft type activities may have on the tourism product in Graiguenamanagh-Tinnahinch.

The opportunity exists to consider sensitive redevelopment of the lands backing onto the river which could include a riverside park in Tinnahinch as explored in Chapter 5, linking new areas to the town centre, existing heritage sites including Tinnahinch Castle and St. Michaels Well and new and existing residential areas. However, it also acknowledges that the River Barrow is subject to recurrent flooding and proposals to positively exploit the river will be considered in the context of the Flood Relief works and the environmental sensitivities of the lands.

7.2.1 Sports Grounds

Formal sports amenity areas are located at the Graiguenamanagh GAA Grounds and Highview Athletic FC are located to the north west of the settlement providing significant facilities to the residents of the settlement; however, access to same can be limited.

OS2 - Open Spaces

It is the policy of Kilkenny and Carlow County Councils to provide for a hierarchy of high quality multi-functional public open spaces within Graiguenamanagh-Tinnahinch and to preserve and protect such spaces through the appropriate zoning of lands.

Objectives

It is an objective of the Council:

OSO2.1: To support and facilitate the provision of open spaces with ecological and recreational corridors to aid the movement of biodiversity and people, subject to appropriate environmental assessment.

OSO2.2: To promote a network of paths and cycle tracks (Refer to Map 1) to enhance the use of the strategic open spaces in the town, while ensuring that the design and operation of the routes responds to the ecological protection needs of each site.

OSO2.3: New residential development is required to be consistent with standards set out in the Kilkenny and Carlow County Development Plans where playable space is to be provided as an integral part of each new development. This playable space can form part of the overall open space provision of a development but must be dedicated to play and must be accessible in accordance with the standards in the relevant County Development Plan.

8.0 Built & Natural Heritage

SO7: To enhance and protect the built and natural heritage of the settlement by promoting the enhancement, management and understanding of these assets whilst encouraging sensitive and sustainable development so as to ensure its survival for future generations.

Graiguenamanagh contains many individual features of archaeological, historical and architectural interest, ranging from important ecclesiastical structures to gothic cottages, industrial archaeology and traditional 2 and 3 storey buildings, which are worthy of protection, as well as other potential features of archaeological merit not yet discovered, all worthy of protection. Such protection is provided not only by the designation of Protected Structures, but also through the identification of Architectural Conservation Areas (ACAs).

8.1 ARCHITECTURAL HERITAGE

8.1.1 National Inventory of Architectural Heritage

The NIAH forms much of the basis of the proposed additions to the Record of Protected Structures. The NIAH study of Graiguenamanagh and Tinnahinch identified 58 structures (54 in Graiguenamanagh and 4 in Tinnahinch) within the confines of the Joint Plan area, with each designation given a national, regional or local importance classification. Two designations were classified as being of national importance and fifty-six as being of regional importance.

8.1.2 Record of Protected Structures

The Planning & Development Acts 2000 (as amended), Part II, Section 10 places an obligation on all local authorities to include objectives for the protection of structures, or parts of structures, which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. Archaeological structures may, in some situations, be considered as architectural heritage and, therefore, may appear on both the Record of Monuments Places (RMP) and the Record of Protected Structures (RPS). Protected Structures within the Joint LAP area are listed in Appendix B and illustrated on Map 2. The effect of Protected Structure status is to ensure that any changes or alterations to the character of a structure are carried out in such a way that the existing character is retained and enhanced.

PS1 – Protected Structures

It is the policy of Kilkenny and Carlow County Councils to preserve, enhance and promote the reuse of buildings identified on the Record of Protected Structures and NIAH and to carefully consider any proposals for development that would affect the special value of such structures, including their historic character.

Objectives

It is an objective of the Council:

PSO1.1: To ensure the protection and preservation of all protected structures, (or parts of structures) and their immediate surroundings including the curtilage and attendant grounds of structures contained in the Record of Protected Structures (refer to Appendix B of this plan).

PSO1.2: To support the sensitive conservation and restoration of protected structures and their attendant grounds and operate flexibility with regard to the use of these buildings to facilitate their ongoing use, subject to good conservation principles.

PSO1.3: To encourage and support creative approaches to adaptive reuse, which adhere to conservation principles and practice. Such restoration or conservation proposals will include Architectural Heritage Impact Statements.

PSO1.4: To address dereliction and vacancy in the settlement and promote appropriate uses and the sensitive conservation and restoration of historic buildings and to request Architectural Heritage Impact statements as part of planning proposals.

PSO1.5: Encourage sensitive repair of historic fabric while adhering to recognised conservation principles.

8.2 ARCHITECTURAL CONSERVATION AREAS (ACAs)

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

An Architectural Conservation Area (ACA) is a place, area, group of structures or townscape that is of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest or value, or contributes to the appreciation of protected structures. The preservation of the character of the Graiguenamanagh ACA is essential to safeguarding the identity of the town and maintaining continuity with its development history. The collection of buildings and spaces within the ACA represent a unique aspect of the towns-built heritage and contribute to its attractiveness and character.

There is one ACA area designated in Graiguenamanagh. There is no ACA designation in Tinnahinch.

8.2.1 Graiguenamanagh ACA

The purpose of defining the Graiguenamanagh ACA is to ensure the preservation of character of the traditional townscape, while promoting appropriate new development as opportunities arise in a manner that respects and reinforces the special character.

Duiske Abbey and its adjoining graveyard, together with the narrow and in places winding streets of the town centre, their interconnection with the Abbey, and the relationship of the River Barrow gives Graiguenamanagh a unique visual character. The compact form of Main Street, containing many traditional three and four storey buildings with ground floor shops and businesses, contrasts with the higher buildings of various types and the open waterfront character of The Quay. The traditional features of buildings in the town centre contribute to its coherent townscape character, such as consistent roof profiles, roof coverings, chimney stacks, rendered facades, door and window proportions and surrounds, and decorated shop and pub fronts. The medieval core of the town is complemented by the presence of the River Duiske and Mill Race running to the rear and sometimes beneath properties on Main Street, the Turf Market and Lady's Well, with its remnants of industrial archaeology that includes former warehouses, mills and a dock.

The Council considers that the medieval core of the town, and incorporating the industrial heritage of the Turf Market and Lady's Well, has special architectural and townscape qualities which derive from the traditional layout, design and unity of character of the area, such that the inclusion of the area in an ACA is necessary for the conservation of its special character.

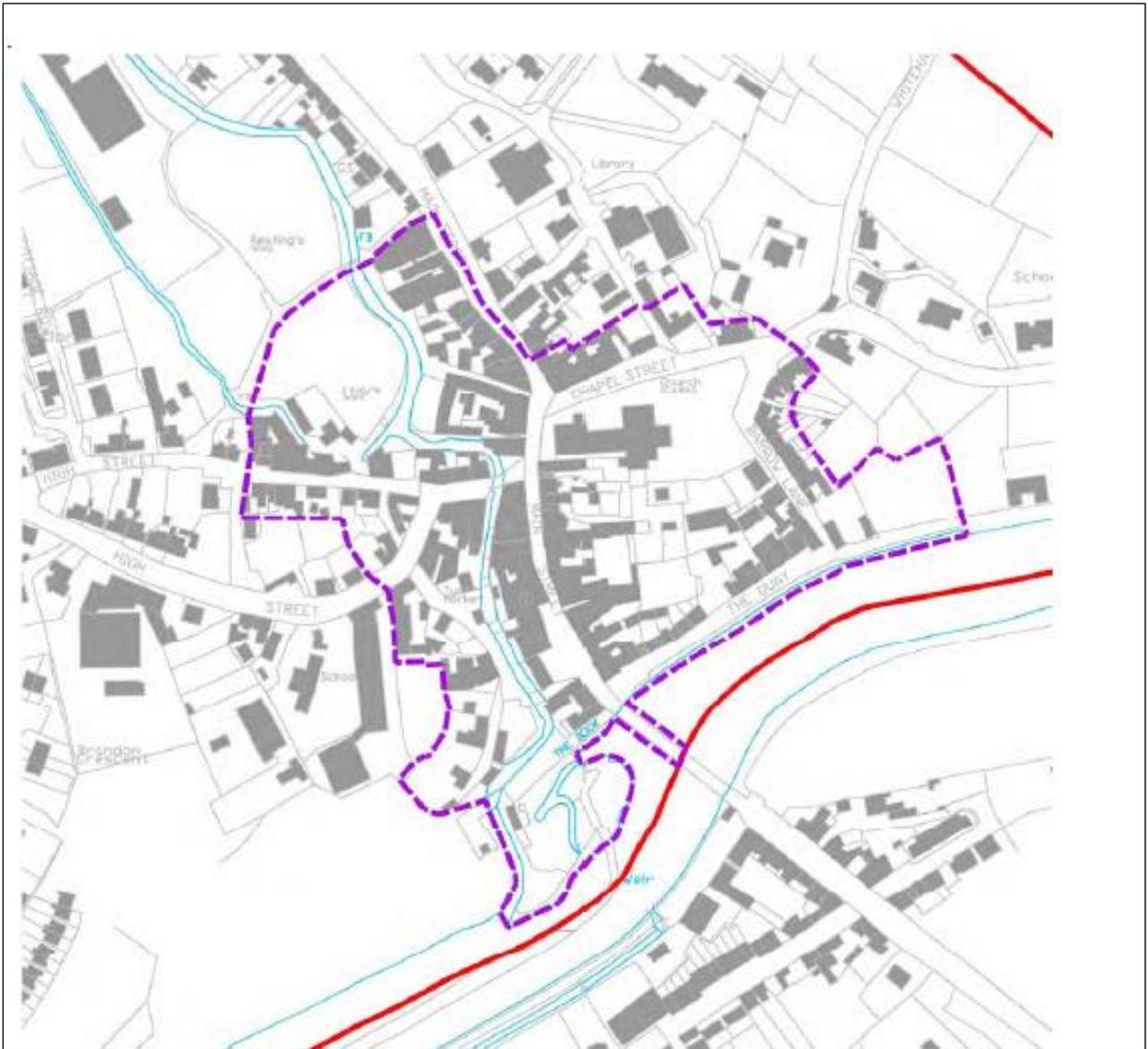


Figure 8.1 Graiguenamanagh ACA

ACA1 – Architectural Conservation Areas

It is the policy of Kilkenny County Council to preserve the historic character of the designated Architectural Conservation Area and to carefully consider any proposals for development that would affect the special value of these areas.

Objectives

It is an objective of the Plan:

ACA01.1: To ensure that new development, including infill development, extensions and renovation works within or adjacent to the ACAs preserve and enhance the special character and visual setting of the ACA including views and vistas, streetscapes, building lines, fenestration patterns and architectural features and to seek visual impact assessments where appropriate for such development.

ACA01.2: To ensure retention of traditional shopfronts that are of special interest, while focusing on repair instead of replacement. Inappropriately detailed signage, such as plastic and internally illuminated signs will be discouraged.

ACA01.3: To encourage contemporary design where new buildings are introduced in the ACA

ACA01.4: To support the sensitive restoration and reuse of heritage buildings, to address dereliction and vacancy in the town centre and promote appropriate uses subject to good conservation principles.

8.3 ARCHAEOLOGICAL HERITAGE

Archaeological Heritage is protected by the National Monuments Acts 1930-2004. Known structures, features, objects or sites of archaeological heritage are listed in the Record of Monuments and Places (RMP), which is compiled by the National Monuments Services of the Department of Arts, Heritage, Regional, Rural and Gaeltacht Affairs (DAHRRG).

For the purposes of this Joint LAP, Archaeological Heritage includes the following:

- National Monuments
- Archaeological and Architectural monuments / sites on the Record of Monuments and Places
- Monuments on the Register of Historic Monuments
- Zones of Archaeological Potential in Historic Towns
- Underwater Archaeological Heritage, including Historic Wrecks
- Previously unknown and unrecorded archaeological sites
- Potential sites located near large complexes of sites or monuments

8.3.1 Archaeological Sites

The Record of Monuments and Places (RMP) lists archaeological sites and monuments dating from before 1700AD. See Appendix C of this Joint LAP and Map 2 for Recorded Monuments within the Joint LAP area¹¹.

8.3.2 Zone of Archaeological Potential

The Urban Archaeological Survey County Kilkenny (Vol 1 & 2) identifies the wealth of archaeological heritage in Graiguenamanagh. A zone of archaeological potential is shown on Map 2. Developments located within a Zone of Archaeological Potential and/or close to known archaeological monuments or sites, including site works that are extensive in terms of area (ground disturbance of half a hectare or more) or length (1 kilometre or more) and developments that require an Environmental Impact Statement will be required as part of the planning application process, or by condition of planning permission, to carry out an archaeological assessment, monitoring, testing or excavation within the area either prior to the planning decision or prior to any development proceeding on site.

ARC1 – Archaeological Heritage

It is the policy of Kilkenny and Carlow County Councils to safeguard the archaeological heritage, including underwater archaeological heritage, in the Joint LAP area and avoid negative impacts on sites, monuments, features or objects of significant historical or archaeological interest.

Objectives

It is an objective of the Plan:

¹¹ See www.archaeology.ie for notification and consent procedures for the National Monuments Section of the Dept Culture, Heritage and the Gaeltacht

ARCO1.1: To protect and preserve all Archaeological objects within the meaning of the National Monuments Acts from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these historic sites.

ARCO1.2: To promote awareness of Graiguenamanagh's Zone of Archaeological Potential and notable archaeological sites within Graiguenamanagh and Tinnahinch and to facilitate access and understanding of key historical assets.

ARCO1.3: To require an Archaeological (including underwater) Impact Assessment of proposals for developments, where appropriate, due to their location, size, or nature that may have implications for the archaeological heritage of the town.

8.4 NATURAL HERITAGE & BIODIVERSITY

Natural heritage includes the variety of life we see around us every day, often referred to as biodiversity, includes rivers and woodlands, hedgerows, mammals, birds and plants. It also includes geology and landscape. Graiguenamanagh and Tinnahinch is located in a high-quality natural environment comprising of the steep sided Barrow Valley between Brandon Hill in County Kilkenny and Mount Leinster in County Carlow. The Duiske River and its adjoining Mill Race lie within the River Barrow and River Nore Special Area of Conservation (SAC), which is designated for 'Biodiversity Conservation' under the EC Habitats Directive, as having special conservation value because of the presence of listed species and habitats.

In addition to designated sites there are a variety of habitats and features, which are important in contributing to the biodiversity, landscape value and sense of place of the settlement. Such features include hedgerows, ditches and banks, stone walls, woodlands, rivers, streams and associated riparian zones and it is important that these areas are conserved and managed well. In addition to designated conservation sites, Kilkenny and Carlow County Council will seek to protect and enhance important landscape features including rivers, streams and associated wetlands, trees, woodlands and scrub, hedgerows and other boundary types such a stone wall and ditches.

Woodlands and individual trees also make an important contribution to the landscape setting, amenity and natural heritage of Graiguenamanagh and Tinnahinch. The Council also recognise the importance of hedgerows in terms of both ecological and visual amenity and there will be a presumption against their removal during developments. Where removal is unavoidable, suitable compensatory measures will be required.

NH1 Natural Heritage

It is the policy of Kilkenny and Carlow County Councils to support the protection of species and habitats that are designated under the Wildlife Acts 1976 and 2000, the Birds Directive 1979 and the Habitats Directive 1992 as well as areas of high local biodiversity value and to ensure development with potential to impact the integrity of the Natura 2000 network will be subject to Appropriate Assessment.

Objectives

It is an objective of the Plan:

NHO1.1: To identify, protect, conserve and enhance wherever possible, wildlife habitats and species of local importance, not otherwise protected by legislation. Such habitats would include woodland, river, grassland areas and field boundaries (hedgerows, stone walls and ditches). Such features form

part of a network of habitats and corridors, which allow wildlife to exist and flourish and contribute to compliance with Article 10 of the Habitats Directive.

NHO1.2: Support the protection of biodiversity and ecological connectivity within the plan area including woodlands, trees, hedgerows, roadside verge vegetation, rivers, streams, natural springs, wetlands, stonewalls, fens, geological and geo-morphological systems, other landscape features and associated wildlife, where these form part of the ecological network. Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors or stepping stones in the context of Article 10 of the Habitats Directive:

a) Seek to retain and incorporate these natural features into developments, in order to avoid ecological fragmentation and maintain ecological corridors and stepping stones.

b) Protect and enhance the water quality and ecology of the River Barrow, in the plan area and their function as ecological corridors, by maintaining the existing banks and channel.

c) Conserve and restore biodiversity through the appropriate planting of native trees, shrubs and hedgerows indigenous to the area and of Irish provenance in public and private areas and in new developments.

d) Seek to prevent inappropriate development along the banks of the river which would negatively impact on the ecological quality and biodiversity of the waters and ecological corridor.

e) Seek to prevent the introduction of imported ash trees/plants or other such species into the plan area in line with the Plant Health Directive and any updated legislation.

f) In order to protect light sensitive species such as crayfish, lighting fixtures should provide only the amount of light necessary for personal safety and should be designed so as to avoid creating glare or emitting light above a horizontal plane.

NHO1.3: To ensure the protection of water quality due to the implementation of this Joint LAP.

NHO1.4: To limit the removal of vegetation and/or alteration of bank characteristics by reserving land along the river bank for ecological corridors and maintain them free from inappropriate development and discourage culverting or realignment. The Planning Authorities shall consult with Inland Fisheries Ireland and other statutory bodies as required by the planning regulations in respect of this and shall have regard to their comments in the making of any planning decision.

NHO1.5: To work with Inland Fisheries Ireland and the OPW to, subject to appropriately considering implications for flood risk and complying with the Habitats Directive, remove barriers to fish movement as part of any instream development works in the Duiske River.

NHO1.6: It is an objective to consider guidance by Inland Fisheries Ireland on planning for watercourses in the urban environment, particularly in relation to riparian buffer zones.

8.4.1 Designated Sites

Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) are legally protected under the EU Habitats Directive and are selected for the conservation of Annex I and Annex II species. SACs, together with Special Protection Areas (SPAs), form a Natura 2000 network of protected areas throughout the EU. There are 8 sites in County Kilkenny and 3 sites in County Carlow designated and protected under the Habitats Directive 1992 (92/43/EEC). They have been designated due to their conservation values for habitats and species of importance in the European Union. Policies for the protection of natural heritage are set out in Chapter 8 of Kilkenny County Development Plan and Chapter 9 of the Carlow County Development Plan. Natural heritage includes flora and fauna, wildlife habitats, waterways. Landscapes and geology. Figure 8.2 illustrates that part of the River Barrow and River Nore SAC (Site Code 002162) is located within the settlement boundary.

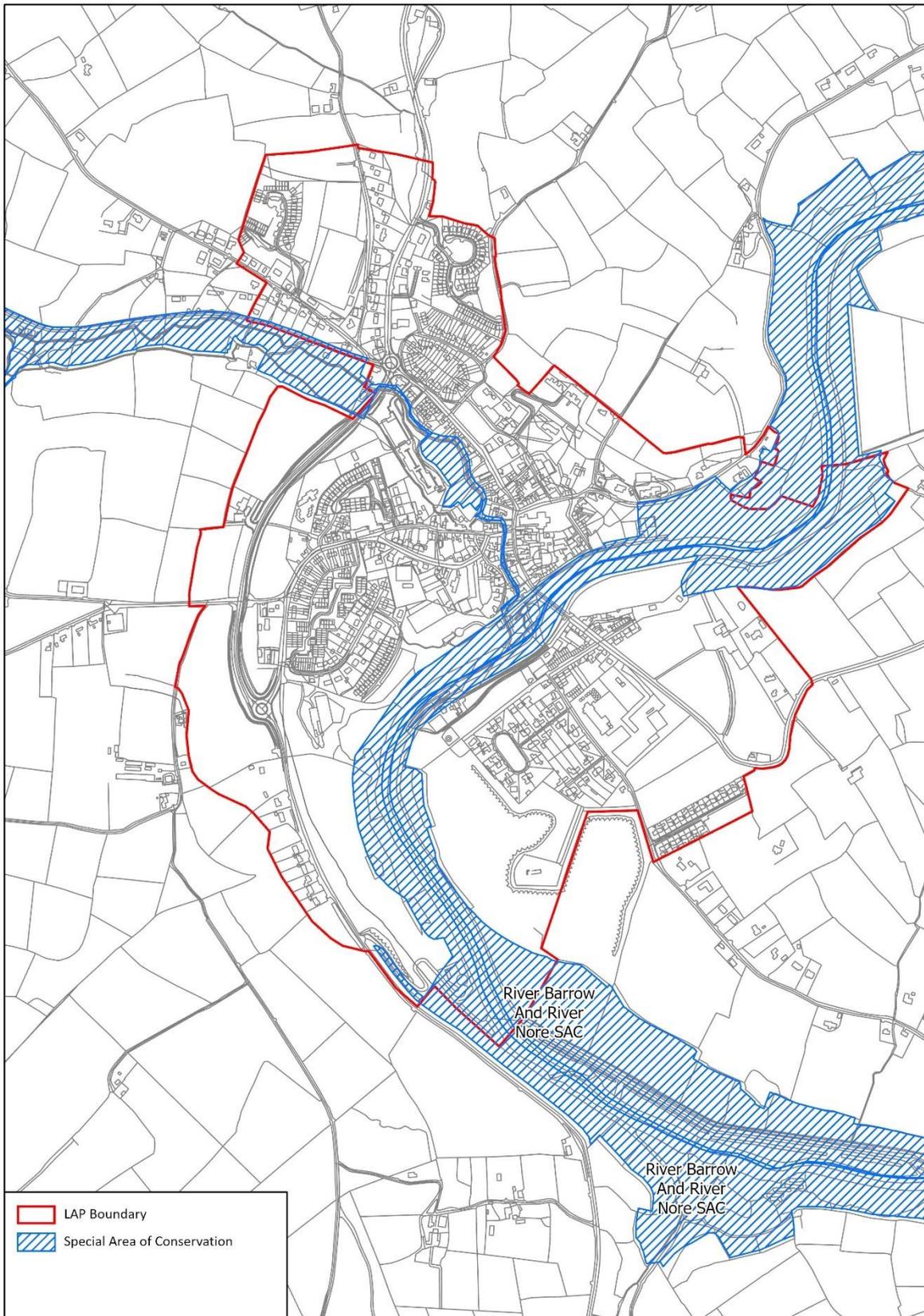


Figure 8.2: European Sites within Plan area

9.0 Movement & Transport

SO8: To improve the quality of the existing transport network in particular pedestrian connections in the settlement to increase permeability and connectivity in order to provide universal access to key land uses such as community facilities, including schools and sports clubs, and new and existing development lands.

The main transport infrastructure in Graiguenamanagh-Tinnahinch is by means of the R703 and the R705 providing connections to both Kilkenny and Carlow. These regional roads converge on the George Semple Bridge therefore all through traffic must enter and exit through the town centre, a challenge for the settlement. In an attempt to regulate the regional traffic through the medieval town centre a stop/go system has been put in place in the settlement of Graiguenamanagh-Tinnahinch which, in itself impacts upon how the town functions, particularly in terms of movement. The R705 ring road, bypassing Graiguenamanagh since 2008 has reduced the volume of traffic entering the town centre from the west.

This Joint LAP recognises that one of the major challenges facing Graiguenamanagh and Tinnahinch during the period of the Plan, will be the need to promote and provide sustainable mobility options. A range of movement measures are proposed to improve connectivity and support a better balance between vehicular traffic and more sustainable modes such as walking, cycling and public transport.

9.1 WALKING & CYCLING (ACTIVE TRAVEL)

Smarter Travel – A Sustainable Transport Future (2009) is a transport policy for Ireland covering the period 2009-2020. It sets out five key goals:

- To reduce overall travel demand;
- To maximise the efficiency of the transport network;
- To reduce reliance on fossil fuels;
- To reduce transport emissions; and
- To improve accessibility to transport.

The policy is aimed at reversing unsustainable travel patterns through the promotion of walking, cycling, carpooling etc. Furthermore, the policy is focused on improving the environment and people's quality of life through the associated health benefits of sustainable modes of transport.

Cycle facilities shall be incorporated into the design and layout of development schemes as appropriate including road schemes in the settlement in accordance with the National Cycle Policy Framework, Department of Transport, 2009, and any subsequent documents to be released on foot of same which provide guidelines and standards. Bicycle parking standards for any new development are set out in the Kilkenny and Carlow County Development Plan. As with all provisions of the CDP, these requirements will also apply to any new developments within the Plan area.

The overall permeability and connectivity of the pedestrian and cycle network in Graiguenamanagh-Tinnahinch is poor. This is as a result of the historic fabric and natural topography of the settlement.

Opportunities for permeability improvements have the potential to transform existing neighbourhoods into permeable ones, where people can walk or cycle safely and conveniently to schools, community facilities and the town centre. New developments will be required to be designed as permeable and connected areas with pedestrian and cyclist linkages being an important consideration.

Kilkenny and Carlow County Councils will also support the development and enhancement of pedestrian routes along the River Barrow i.e. South Leinster Way, Brandon Way. It is an objective of this Plan (Objective OSO2.2) to develop paths and cycle routes within the settlement to increase pedestrian activity and reduce the level of car dominance within the settlement and to support enhanced access to natural and built heritage features within the town.

9.2 PUBLIC TRANSPORT

Graiguenamanagh is served by one bus service to and from Kilkenny City Monday-Saturday. Graiguenamanagh is also served by 'Ring a Link' which operates 2 bus services from the town to Bagenalstown, each Saturday and to Carlow Town each Monday and Wednesday. Such public services would also be utilised by residents of Tinnahinch. Ring a Link is a non-profit making, charitable organisation funded by the Department of Transport, offering affordable and convenient transport for rural dwellers. Ring a Link services are demand responsive and door-to-door.

It is noted the public transport routes are somewhat limited; this Joint LAP will support the extension/expansion of the existing routes to and from Graiguenamanagh-Tinnahinch and its environs.

9.2.1 Commuting Population

The settlement of Graiguenamanagh-Tinnahinch experiences a leakage of daily commuters each day. The 2016 Census of Population confirmed of the total population of the settlement 8% (61 persons) travel ¼ hour-1 hour for work, school or college each day whilst 4.83% (36 persons) travel between 1 hour-under 1 hour 30 minutes.

9.3 ROADS & STREET NETWORK

Road infrastructure is being progressively improved in Graiguenamanagh. In an attempt to alleviate traffic congestion on Main Street traffic calming measures were installed. Traffic congestion however remains a concern in the town centre, especially at the junctions of High Street, Chapel Street and the Quay. Although the provision of the Relief Road west of Graiguenamanagh has alleviated a certain amount of the through traffic and local traffic; a certain volume of through traffic still dominates the town centre streets. Reducing traffic congestion is one of the key priorities of this Plan. This is to be achieved through the provision of enhanced pedestrian and cycle routes to reduce traffic movements throughout the town and will be supported by other incremental road improvements.

At present there is only one bridging point in the settlement over the River Barrow namely 'George Semple Bridge' the principle vehicular and pedestrian link between Graiguenamanagh and Tinnahinch.

This bridge is recognised as being of national importance and is also protected by its inclusion in the Record of Protected Structures (Ref: C125) in Kilkenny County Development Plan 2014-2020 and is also part of the “Kilkenny Group” of bridges. (It is also included in the RPS for the Carlow CDP (Ref. CW496). This bridge plays a significant physical and psychological role in joining the two settlements into a single functional unit and accommodates the vast majority of trips generated from Tinnahinch for those primary services and amenities it relies on Graiguenamanagh for, including schools and retail services.

The Joint LAP acknowledges the importance of accessibility and mobility to the strategic road network for those living in the town but also those who may wish to visit the town. The delivery of pedestrian links between Graiguenamanagh and Tinnahinch is considered priority for the Joint LAP to reduce vehicular movements and improve pedestrian safety. The enhancement of the existing pedestrian network within the settlement is also of importance in particular the development of footpaths in the Turf Market area to form connection to Peg Washington Lane and Mill Road area.

The George Semple Bridge is strategically located between Graiguenamanagh and Tinnahinch and enables direct access to the town centre of each settlement. It is an objective of this plan (Objective MTO1.8 and TCO1.5) to enhance the connection by way of an appropriate mobility management solution between Graiguenamanagh and Tinnahinch to ensure the safe movement of pedestrians over the River Barrow. The George Semple bridge will be one of the options that will be considered in the mobility management plan for improved pedestrian and cycling connection between the two settlements. The Joint LAP also provides for the provision of appropriate ground level lighting on the George Semple bridge and in the surrounding area.

A Mobility Management solution for the towns of Graiguenamanagh and Tinnahinch will:

- Reduce the dominance of vehicle movement within Graiguenamanagh-Tinnahinch
- Encourage pedestrian movement through the town and along the quay and riverbank
- Encourage visitors to further explore the settlement and its heritage and cultural offerings

It is an objective (Objective MTO1.9) of the Joint LAP to develop a high-quality pedestrian/shared surface area along The Quay at Graiguenamanagh and Tinnahinch

It is also necessary that pedestrian access to future developments and amenities in the settlement is improved and enhanced.

MT1; Movement & Transport Policy

It is the policy of both Kilkenny and Carlow County Councils to support improvements to the road and street network in Graiguenamanagh and Tinnahinch in order to provide connectivity and permeability throughout the settlement and to enable access for all to and from new communities and to reduce through traffic in the town centre.

Objectives

It is an objective of the Plan:

MTO1.1: To require all new developments to comply with the recommendations of the Design Manual for Urban Roads and Streets (DMURS) and National Cycle Manual, or any subsequent relevant publication.

MTO1.2: To undertake a Mobility Management Plan for Graiguenamanagh/Tinnahinch which will include investigation of the appropriate interventions for the provision of upgrades to footpaths and public lighting throughout the town. Particular consideration shall be given to the following locations (Map 1):

- a) Approaches on both sides to and across the George Semples Bridge
- b) The Quay Graiguenamanagh and Tinnahinch

MTO1.3: To improve the pedestrian and cyclist environment and promote ease of movement within the settlement to include facilities for older people. Direct, attractive, well-lit and overlooked linkages between community, education, retail and recreational facilities will encourage the residents and visitors to the settlement to walk rather than using unsustainable modes of transport.

MTO1.4: To provide an enhanced pedestrian and cycle network in Graiguenamanagh-Tinnahinch including the provision of footpath improvements to ensure ease of access to public transport, the town centre, heritage sites and other recreational / community facilities.

MTO1.5: To require the co-location of pedestrian and cycle routes on all new infrastructure connecting key destinations within the settlement, particularly between the schools, community centre and heritage sites such as Duiske Abbey etc.

MTO1.6: To support the provision of age friendly bus shelters at appropriate locations in Graiguenamanagh-Tinnahinch and to facilitate and support the provision of electric car charging stations at appropriate locations across the Joint LAP area.

MTO1.7: To ensure all footpaths in the settlement provide adequate access for persons with a disability or who have impaired mobility.

MTO1.8: To undertake a mobility management plan that will consider the feasibility of all options for improving pedestrian and cyclist mobility between Graiguenamanagh and Tinnahinch and to implement the recommendations of the plan.

MTO1.9: Dependent upon the success of other public realm projects the LAP will provide for a high-quality shared surface area along 'The Quay' Graiguenamanagh and Tinnahinch to further facilitate recreational use of the River Barrow.

MTO1.10 To investigate and implement the best practise solution for the provision low level lighting on the George Semples bridge

9.4 CAR & BICYCLE PARKING

The main public car parks in Graiguenamanagh are at the Main Street, Aldi and to the rear of Super Valu, combined these provide sufficient levels of parking. The car park at Aldi provides direct pedestrian access onto Main Street via 'Well Lane'. This pedestrian route could be better utilised by those availing of retail services at Aldi and along Main Street.

There is limited on-street parking on Main Street which often obstructs traffic flow. Proposals for the redevelopment of backland development along the Duiske River may encourage the use of the Aldi car park for off-street car parking and enhance the number of pedestrian movements within the settlement and encourage visitors to further explore the area. Although the parking offer for retail in Graiguenamanagh has improved in the recent past, the provision of tourism parking proximate to the town centre needs to be formalised so as not to impact pedestrian safety. On street parking along the Graiguenamanagh quay also currently obstructs traffic flow and discourages pedestrian movement.

The Development Management Standards set out in the Kilkenny County Development Plan 2014-2020 and Carlow County Development Plan 2015-2021 include parking standards for new

development. As with all provisions of the CDP, these requirements will also apply to any new developments within the Plan area.

To enable the development of the settlement as a tourist destination there is a need to provide for additional off-street parking and a coach stop to attract day visitors and coach tours. It is an objective of the Joint LAP to support the development of a car park and public toilets in the Turf Market area, adjacent to Main Street, Graiguenamanagh and at the proposed park at Tinnahinch.

CP1 - Car Parking Policy

It is the policy of both Kilkenny and Carlow County Councils to manage the provision of parking both car and bicycle to provide for the needs of residents, business and visitors to Graiguenamanagh and Tinnahinch.

Objectives

It is an objective of the Plan:

CPO1.1: To provide distinctly identifiable disabled and Age Friendly car parking spaces at appropriate locations throughout Graiguenamangh-Tinnahinch

CPO1.2: To ensure that adequate and secure bicycle parking facilities are provided at appropriate locations throughout Graiguenamangh-Tinnahinch.

CPO1.3: To require parking provision for new development in accordance with the standards set out in the Kilkenny and Carlow County Development Plan.

CPO1.4: To provide for the development of parking facilities for car and coach at the Turf Market area, adjacent to the town centre of Graiguenamanagh.

10.0 Infrastructure & Environment

SO9: To phase future growth in line with the capacity of supporting physical infrastructure and to ensure that it occurs in accordance with proper planning and sustainable development.

The availability of high-quality infrastructure networks and environmental services is critical to creating sustainable and attractive places, securing investment, ensuring health and wellbeing and safeguarding the environment.

10.1 WATER

It is an objective of Irish Water to provide both drinking water and wastewater capacity to facilitate settlement / core strategies at county level, in line with national and regional planning policies and objectives, subject to the availability of funding and environmental and financial sustainability criteria. Kilkenny and Carlow County Councils retains their role in facilitating the provision of adequate water services, in conjunction with Irish Water, at a local level, through Service Level Agreements (SLAs).

In 2015 Irish Water published its Water Services Strategic Plan (WSSP), which sets out strategic objectives for the delivery of water services over a 25-year period and sets a context for investment and implementation plans. Kilkenny and Carlow County Councils will continue to support Irish Water in identifying water services that are required to support planned development in Graiguenamanagh-Tinnahinch in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans.

10.1.1 Water Supply

Graiguenamanagh and Tinnahinch is connected to the Graiguenamanagh water supply scheme. In 2018 Irish Water estimated that there is currently capacity for a maximum of 200 housing units. Irish Water also confirmed that the Graiguenamanagh Water Supply Scheme is not included for upgrading in the Irish Water 2020 to 2024 Investment Plan.

The water supply capacity in Graiguenamanagh is reduced significantly during periods of dry weather and in Summer months (April-October) therefore no new connections can be made. The only option at present is to provide a private water supply on site that can be connected to the public supply at a future date. In an attempt to resolve this issue a new well was drilled but water quality was an issue and could not be brought into production. A mains replacement program was also undertaken in 2018 to reduce leaks and improve capacity but again did not yield enough savings.

10.2 WASTEWATER

Graiguenamanagh and Tinnahinch are both connected to the Graiguenamanagh waste water supply scheme. The current loading of the Graiguenamanagh WWTP is ca. 3,000 p/e which indicates adequate capacity for the projected growth over the plan period. Consultation with Irish Water regarding the capacity and operation of the WWTP in Graiguenamanagh has taken place throughout the drafting process of the Joint LAP.

INF1 Water Supply & Wastewater

It is the policy of both Kilkenny and Carlow County Councils to work with Irish Water to protect and maintain existing water and wastewater infrastructure in Graiguenamanagh-Tinnahinch, to maximise the potential of the existing network and to ensure that new or upgraded infrastructure is provided, to facilitate future growth.

Objectives

It is an objective of the Plan:

INFO1.1: To work with Irish Water to protect, manage and optimise water services infrastructure in Graiguenamanagh-Tinnahinch.

INFO1.2: To have regard to the suite of development objectives from Irish Water set out in Appendix D of this Joint LAP in assessing applications for new development.

INFO1.3: Where a private water supply is proposed for development the Council will require the cumulative impacts of a private water supply on the hydrological regime of the River Barrow SAC to be addressed as part of any project assessment.

10.3 SURFACE WATER & GROUND WATER

The management of surface water and protection of groundwater is part of Kilkenny and Carlow County Council's sustainable water services policy. Adequate storm water drainage and retention facilities are necessary to accommodate surface water run-off resulting from current and future developments in Graiguenamanagh-Tinnahinch. The use of Sustainable Drainage Systems (SuDS) as required under the development management standards of Kilkenny and Carlow CDPs and Green Infrastructure in new developments will contribute to surface water retention and help to reduce and prevent flooding, by mimicking the natural drainage of a site. The objective of the EU Water Framework Directive (WFD) is to protect and restore water quality, which is done through the implementation of River Basin Management Plans (RBMPs) and to protect these resources from status deterioration. Graiguenamanagh and Tinnahinch is located within the South Eastern River Basin District. This Water Management Unit contains the River Nore, Barrow and Suir amongst other water bodies. The status of the River Barrow in Graiguenamanagh is "moderate". Kilkenny County Council, Carlow County Council and the Environmental Protection Agency carry out water quality monitoring in these waterbodies for the purpose of the Water Framework Directive. The WFD includes a requirement to contribute to mitigating the effects of floods and as such water quality and flood risk management are closely related.

INF2 – Surface Water

It is the policy of both Kilkenny and Carlow County Councils to maintain and enhance the existing surface water drainage systems in Graiguenamanagh-Tinnahinch and to protect surface and ground water quality in accordance with the requirements of the Water Framework Directive.

Objectives

It is an objective of the Plan:

INFO2.1: To carry out surface water infrastructure improvement works as required, subject to relevant environmental assessments.

INFO2.2: To maintain, improve and enhance, where possible, the environmental and ecological quality of surface waters and groundwater in Graiguenamanagh-Tinnahinch in accordance with the South Eastern River Basin District River Basin Management Plan and in conjunction with the EPA.

10.4 FLOOD RISK MANAGEMENT

The OPW is the lead agency for flood risk management in Ireland. The coordination of Government Policy in terms of flood risk identification, assessment and management is the responsibility of the OPW and as such it is primarily charged with ensuring Ireland's compliance with its obligations under the EU Floods Directive. In consideration of recurrent flooding of the River Barrow and Duiske River, Kilkenny and Carlow County Councils recognise the need for a precautionary approach to development in flood risk areas in accordance with the principles of sustainable development and the likely impacts of climate change. The Council will strive to minimise flood risk by aiming to ensure that no new developments are susceptible to, or cause or exacerbate flooding. The OPW will be consulted on any development proposal which affects the floodplain or could exacerbate flooding in any way.

A Strategic Flood Risk Assessment was carried out as part of this Joint LAP and is attached as Appendix 1 to the Strategic Environmental Assessment. This SFRA was an iterative process, and informed the making of the Plan. There is a recognised history of flooding in Graiguenamanagh-Tinnahinch with recent events causing damage to properties in the settlement. Areas that have been identified as at risk of flooding are identified on the Flood Risk Map contained in the SFRA.

In addition to the proposed flood relief scheme for Graiguenamanagh-Tinnahinch, a Pilot 'Individual Property Protection' (IPP) Scheme is underway which may assist in reducing the flood risk to a number of properties in the settlement. IPP represents a new approach to managing flood risk in Ireland. Traditionally, flood relief schemes are concerned with keeping flood waters away from properties and areas at risk however, under this pilot scheme the property owners themselves will be the primary operators of the system, as they will be deploying their own IPP measures.

Drainage Impact Assessments are required for all development proposals, regardless of the Flood Zone the site is located within. Where flood risk may be an issue, development proposals shall be the subject of a site-specific Flood Risk Assessment, appropriate to the type and scale of the development being proposed and shall be carried out in line with the Guidelines. For sites within Flood Zone A or B, a site specific "Stage 2 – Initial FRA" will be required, and may need to be developed into a "Stage 3 – Detailed FRA". The extents of Flood Zone A and B are delineated through this SFRA. However, future studies may refine the extents (either to reduce or enlarge them), so a comprehensive review of available data should be undertaken once an FRA has been triggered at project stage.

Where a site is within Flood Zone C, but adjoining or in close proximity to Flood Zone A or B there could be a risk of flooding associated with factors such as future scenarios (climate change) or in the event of failure of a defence, blocking of a bridge or culvert. Risk from sources other than fluvial must also be addressed for all development in Flood Zone C. The Catchment Flood Risk Assessment and Management (CFRAM) Programme was the largest ever flood risk study carried out in the State and covered 300 areas believed to be at significant flood risk. The CFRAM programme culminated with the launch on 3rd May 2018 of 29 flood risk management plans, which proposed 118 new outline flood relief projects on top of the 42 major projects already completed and the 33 major schemes within the existing capital works programme of the Office of Public Works (OPW). The Flood Alleviation Works for Graiguenamanagh-Tinnahinch has been identified by the CFRAM programme to be

progressed. The project, when completed, will protect properties with embankments and walls, set back where possible from the river channel.

Notwithstanding the proposed Flood Alleviation works, the Joint LAP avoids development in areas at risk of flooding and has substituted vulnerable land uses with less vulnerable uses where this is not possible in zoning lands in this Plan. Where neither is possible, mitigation and management of risks must be proposed.

The SFRA has recommended that development proposals for a number of areas within the plan boundary should be the subject of site-specific flood risk assessment appropriate to the nature and scale of the development being proposed.

10.4.1 Graiguenamanagh-Tinnahinch Flood Relief Scheme

Kilkenny County Council in partnership with Carlow County Council and the Office of Public Works (OPW) are advancing with Graiguenamanagh-Tinnahinch Flood Relief Scheme. The OPW recommended the development of a flood relief scheme for Graiguenamanagh-Tinnahinch as a result of the work completed in the South Eastern Catchment Flood Risk Assessment and Management (CFRAM) Study.

This Flood Relief Scheme is part of the €1bn National Fund announced by the Government for Flood Relief Schemes throughout the Country in May 2018.

In February 2020 Kilkenny County Council appointed ByrneLooby to develop a flood relief scheme for Graiguenamanagh-Tinnahinch. The first public consultation period for this scheme commenced on June 18th 2020 and will close on July 9th 2020. All comments received during this period will be considered in the preparation of Stage 1 of the Flood Relief Scheme.

INF3 Flood Risk Management

It is the policy of both Kilkenny and Carlow County Councils to manage flood risk in Graiguenamanagh-Tinnahinch in conjunction with the OPW and in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities (2009) and Circular PL02/2014 (August 2014).

Objectives

It is an objective of the Plan:

INFO3.1: To support and co-operate with the OPW and other stakeholders in delivering Graiguenamanagh-Tinnahinch Flood Relief Scheme under the South Eastern CFRAM Programme, whilst ensuring heritage considerations inform the design of proposed works and to ensure development maximises the protection of the integrity of the historical settlement.

INFO3.2: To manage flood risk in Graiguenamanagh-Tinnahinch in accordance with the requirements of the Planning System and Flood Risk Management Guidelines for Planning Authorities, DECLG and OPW (2009) and Circular PL02/2014 (August 2014).

INFO3.3: To ensure development proposals within the areas outlined on the Flood Risk Map are the subject of Site-Specific Flood Risk Assessment, appropriate to the nature and scale of the development being proposed.

INFO3.4: To require the preparation of Drainage Impact Assessments, in line with the SFRA for this Joint LAP, for all development proposals within the plan area and to consider sustainable drainage and natural water retention measures. To identify any measures, such as natural water retention

measures, that can have benefits for Water Framework Directive, flood risk management and biodiversity objectives.

10.5 ENERGY AND COMMUNICATIONS

The National Planning Framework (National Policy Objective 54) require that we reduce our carbon footprint by integrating climate action into the planning system in support of national targets for climate policy mitigation and adaptation objectives, as well as targets for greenhouse gas emissions reductions. This Joint LAP will support and encourage opportunities to reduce the demand for energy and use a better mix of low carbon energy sources and through the installation and retrofit, where appropriate, of renewable energy technologies. Kilkenny and Carlow County Council also recognises the need for the provision of high-speed fibre broadband in the Plan area to support existing business and attract new business. The Department of Communications, Climate Action and Environment identify that the settlement of Graiguenamanagh-Tinnahinch is mostly supplied by commercial operators, with a small area designated as a National Broadband Plan intervention area¹². Commercial operators are continuing to enhance their services in these areas to improve access to high speed broadband and this will benefit the local economy and attractiveness of Graiguenamanagh-Tinnahinch going forward.

INF4 Energy and Communications

It is the policy of Kilkenny and Carlow County Council to promote and facilitate the development and renewal of energy and communications networks in Graiguenamanagh-Tinnahinch, while protecting the amenities of the settlement.

Objectives

It is an objective of the Council:

INFO4.1: To support and facilitate the provision of telecommunications infrastructure, including broadband, in Graiguenamanagh-Tinnahinch, subject to safety, environmental and amenity requirements.

INFO4.2: To promote and encourage the use of renewable energy technologies in existing and proposed building stock within the Joint LAP area subject to consideration of environmental, conservation and visual requirements.

INFO4.3: It is an objective of the Council that future development proposals/initiatives within Graiguenamanagh-Tinnahinch will seek to comply with Climate Action Policies and Objectives in the Kilkenny and Carlow Development Plans, to facilitate the transition to a low carbon and climate resilient society through the encouragement and integration of appropriate mitigation and adaptation considerations and measures into all development.

10.6 SCENIC VIEWS

The Joint LAP area comprises of scenic routes and views that significantly enhance the amenity value of the landscape setting. The protection of these routes and views is provided for in Appendix H in the Kilkenny County Development Plan and illustrated on Map 2 of this Joint LAP. There is no protected views and prospects in Tinnahinch.

¹²<https://www.dcae.gov.ie/en-ie/communications/topics/Broadband/national-broadband-plan/high-speed-broadband-map/Pages/Interactive-Map.aspx>, National Broadband Plan, Dept of Communications, Climate Action & Environment

Protected Views

- V1.** View east and south over the Barrow valley on the Thomastown/Graiguenamanagh Road, R703 from Coppengh Hill between the junctions with road numbers LP 4203 and LT 82152.
- V2.** View East over the Barrow Valley on the Graiguenamagh / New Ross Road and in particular the views overlooking St. Mullins, between the junctions with road numbers LP 4209 and LT 82463.
- V3.** View east over the Barrow Valley on the Graiguenamanagh / Ullard Road just North of Graiguenamanagh, Road No. LS8221 between the junctions with road numbers 438 and LS 8222.
- V4.** View to the south east over Brandon Hill on the Inistioge/Graiguenamanagh Road (LP 4209) between the junctions with road numbers LS8241 and R705.
- V5.** View to the south west over Inistioge and the Nore Valley on the Inistioge/Graiguenamanagh Road (LP4210) overlooking the LS8237 (between its junctions with road numbers LS8238 and the R700).

SRV1 Scenic Routes and Views

It is the policy of Kilkenny and Carlow County Councils to ensure that the proposed location, siting and design of buildings and structures and any mitigation measures identified in the Joint LAP, protect the special character of the identified scenic routes and protected views.

Objectives**It is an objective of the Council:**

SRVO1.1: To protect the visual amenity and character of scenic routes and views in Graiguenamanagh-Tinnahinch and its hinterland as identified in the Kilkenny and Carlow County Development Plans.

SRVO1.2: To require a Visual Impact Assessment of proposals for development that may impact the special character and visual amenity of scenic routes and views as part of the planning application process. Prohibit development that will block or interfere with a significant view or prospect. Where it is considered that a development may impact on views or prospects, have regard to the significance of any such impact and any appropriate mitigation measures that should be incorporated.

SRVO1.3: Protect the landscape character in the plan area included in the Landscape Character Assessment for County Kilkenny and Carlow. Ensure that new developments are responsive to the high and special sensitivity landscapes within the plan area, visually vulnerable areas, elevated areas or locally important townscape contexts.

11.0 Urban Design

11.1 URBAN DESIGN

This Joint LAP seeks to establish a framework for the future development of Graiguenamanagh-Tinnahinch. It is proposed to consolidate growth within the settlement in areas that provide for the expansion of the existing settlement and integration with existing neighbourhoods. The Planning Authority, during the preparation of local area plans are required to ensure that sufficient land is zoned for residential use to cater for the projected population for the settlement over the lifetime of the plan, through the principles of compact growth and sequential approach.

11.2 URBAN DESIGN PRINCIPLES

This section sets out the urban design framework for the LAP area in Graiguenamanagh-Tinnahinch. The framework will create a new urban environment that will enhance and reflect the character of the settlement and create a distinctive identity and a sense of place which integrates with the existing settlement. The existing natural environment, biodiversity and heritage features are all key urban design opportunities.

The policies and objectives contained in this Joint Local Area Plan all contribute to the built environment and urban fabric, which influences the built form and layout by setting out the environmental, landscape, amenity and movement parameters for future development schemes. The development framework set out below provides urban design guidance at both a general and local LAP development area level.

11.3 MASTERPLAN LANDS

This Joint LAP includes design briefs for masterplan Areas to promote the development of key recreational areas within the settlement.

11.3.1 Masterplan Lands

A masterplanning approach should be undertaken by the project proponent and the output submitted to the local Planning Authority as part of a planning application (and/or through formal Section 247 Preplanning Meetings) as a means of demonstrating that key urban design and good place making principles have been fully considered in the proposed design. The Masterplan should show:

- How proposed areas and spaces relate to the development area, the wider environment and how these areas could be better connected
- How the proposed development has regard to adjoining properties and the need to protect the amenities of existing established properties including the existing landowners
- Suggested relationships between buildings, public spaces and wider environment; and
- An understanding of how new uses are integrated into the surrounding urban context and natural environment.

It is the policy of this Local Area Plan to request masterplan for the following areas which have been deemed suitable for new development/uses;

2 No. Masterplan areas have been identified within the Joint LAP as follows:

Masterplan 1 (The Hub):

As set out above a masterplan approach is required for future development of this area. The Masterplan will focus on the future development of this site to achieve a high-quality community-based amenity area. Masterplan proposals must be submitted and agreed with Kilkenny County Council,

The proposed design should provide for:

- Opportunities for the movement into and through the site to Brandondale House
- Increased connectivity with the River Barrow and existing pathways and trails
- Enhancement of amenities for use by local residents
- Identification of opportunities for tourist attractions and recreational amenities within and surrounding the site
- Opportunity for the site to be developed as an events venue to support the towns festival programme
- Identification of additional pedestrian and cycle links to include enhanced connections to the town centre where possible i.e. to the rear of Duiske Glass
- Identify measures to achieve zero or low carbon development, through the integration of renewable energy proposals and energy efficient design
- Carry out a site-specific flood risk assessment in accordance with the recommendations of the SFRA
- Undertake the required Appropriate Assessment in accordance with the requirements of the Habitats Directive and conservation objectives of River Barrow and River Nore SAC



Figure 11.1: Location of Masterplan 1 lands

Masterplan 2 (River Park Tinnahinch)

A masterplan approach is required for this currently undeveloped and underutilised strategic space located to the east of the River Barrow in Tinnahinch. This masterplan will focus on encompassing the integration of all spaces along the river bank. Masterplan proposals must be submitted and agreed with Carlow County Council.

The proposed design should provide for:

- Create a high-quality visitor amenity space based on the creation of high-quality public realm inclusive of new parkland, play space, infrastructure supports and utilities, parking and mooring facilities to further encourage the recreational use of the River Barrow
- Develop linkages (pathways and cycle lanes) to existing amenity walkways i.e. Barrow Way
- Create an open space area with supporting uses / infrastructure to further encourage the consolidation of the tourist facilities and amenities in Graiguenamanagh and Tinnahinch.
- Carry out a site-specific flood risk assessment in accordance with the recommendations of the SFRA
- Undertake the required Appropriate Assessment in accordance with the requirements of the Habitats Directive and conservation objectives of Rive Barrow and River Nore SAC



Figure 11.2: Location of Masterplan 2 Lands

MP1 – Masterplan

It is the policy of Kilkenny and Carlow County Councils to promote the release and development of lands identified for new development with the LAP Area

Objectives

It is an objective of the Plan:

MPO1.1: To prepare a masterplan for the lands within the ownership of ‘The Hub’ Activity Centre, Graiguenamanagh in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of specific objectives.

MPO1.2: To require the preparation of a masterplan for the lands identified ‘Masterplan 2’ along the River Barrow, Tinnahinch in co-operation with all stakeholders and to actively secure the implementation of these plans and the achievement of specific objectives.

12.0 Implementation & Development Management Standards

SO12: To phase new development as appropriate to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

12.1 IMPLEMENTATION STRATEGY

This Joint LAP sets out a clear vision for Graiguenamanagh-Tinnahinch into the future. This vision is in accordance with the role identified for the settlement at a local, county and regional context and seeks to make Graiguenamanagh-Tinnahinch a more attractive place to live, work and visit. In order to achieve the stated vision, it is important that the individual measures put forward in this plan are delivered.

The responsibility for the implementation of policies and objectives contained within this Joint LAP will be dependent on a number of possible sources, including EU programmes and grants, the National Government, the County Council and the private sector. Of particular relevance, is the recently announced €1bn Rural Regeneration and Development Fund which will apply to all settlements and rural areas with fewer than 10,000 people, which will operate under the Department of Rural and Community Development.

The Council will also require developers to incorporate the objectives and development management standards of this plan into their development proposals. Other objectives, particularly key infrastructural elements, will require government funding and support. Where appropriate, the Council will seek financing from specified sources, both the public and private sector, as well as from EU programmes and grants. The implementation of a plan may be constrained by a number of elements, namely, the economic climate, political support, allocated local authority funding, and the availability of funding from other sources. Therefore, no funding of projects is guaranteed in advance nor is the implementation of all objectives contained within the plan.

It is intended that the various agencies, including voluntary groups, professional institutions, public and private bodies including Kilkenny and Carlow County Council, and other organisations in Graiguenamanagh-Tinnahinch will be encouraged to participate whenever possible, in the implementation of the policies and objectives of this plan to move the settlement forward.

12.2 DEVELOPMENT MANAGEMENT

This Joint LAP outlines specific policies and objectives of Kilkenny and Carlow County Council with regard to developing Graiguenamanagh-Tinnahinch. The overarching policies and objectives of the Kilkenny and Carlow County Development Plans also apply, specifically the Development Management Standards of both County Development Plans. Where conflict exists between the LAP and the CDPs, the CDPs will take precedence.

DEV1 – Development Management Standards

It is an objective of Kilkenny and Carlow County Councils:

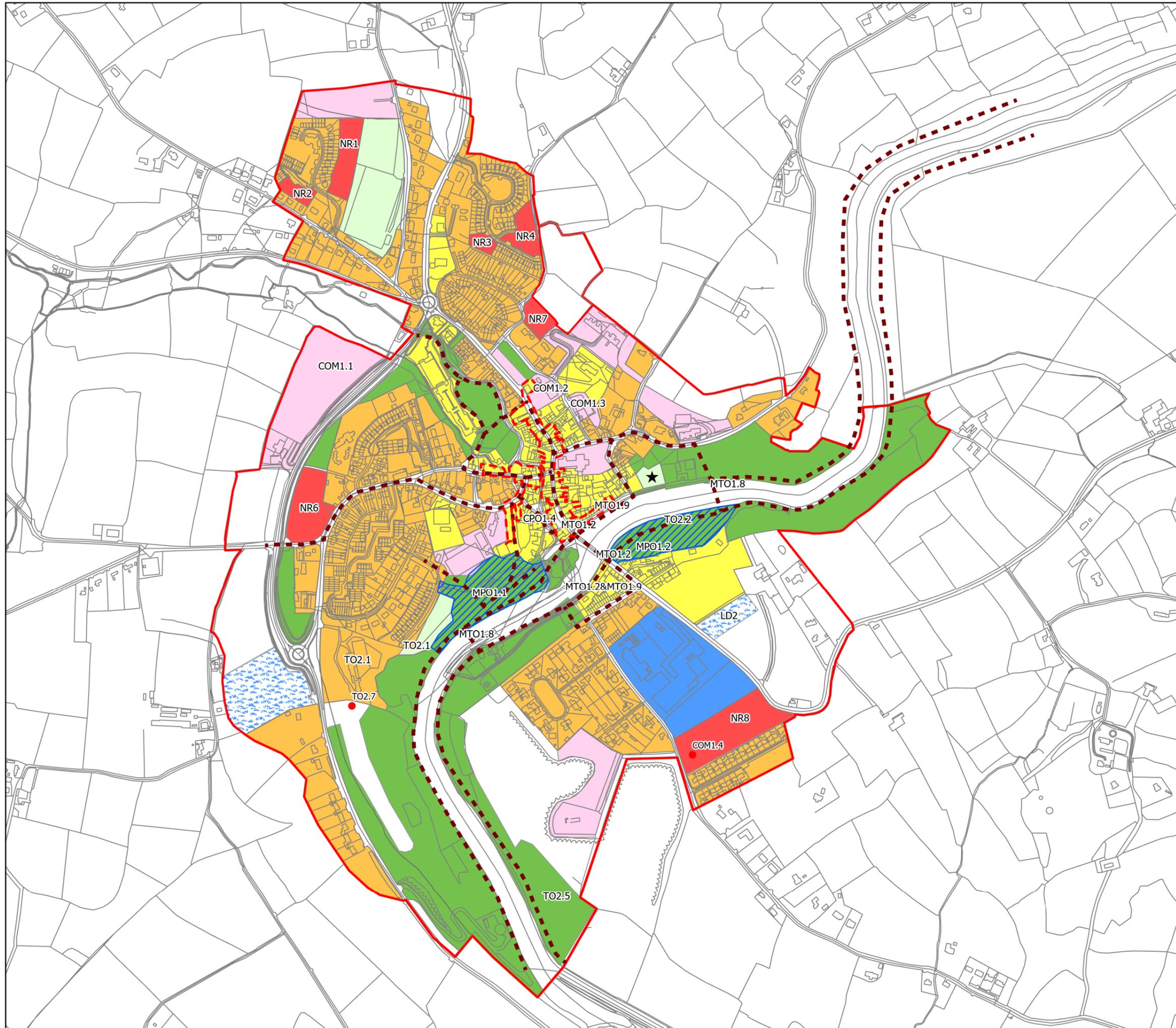
DEVO1.1: To encourage the appropriate development and redevelopment of lands within the Joint LAP area subject to compliance with the relevant development management standards of the Kilkenny CDP and Carlow CDP.

12.2.1 Density

The indicative density standards for each zone are set out in Chapter 4 Core Strategy. It is important to note that these are not prescribed residential density standards; rather they are indicative of what densities would be acceptable at various locations in the plan area. The figures in Chapter 4 are estimates for zoning requirements only, and the acceptable density on any site shall be determined by a design led approach that takes cognisance of the receiving environment and the established character of the area.

12.3 INFRASTRUCTURE DELIVERY SCHEDULE

The *Guidelines on Local Area Plans* advise that LAPs should include an Implementation and Infrastructure Delivery Schedule. Developing areas depend on the integrated delivery of essential social and physical infrastructure. This Joint LAP has set out the strategic elements of infrastructure (water services, access etc) however the development of land in private ownership can also contribute to the overall provision of physical and social infrastructure.



- LAP Boundary
- Agriculture
- Community/Education
- Enterprise & Employment
- Existing Residential
- Mixed Use Zoning
- New Residential
- New Residential - Low Density
- Open space/biodiversity conservation
- Open Space/Recreation
- Indicative Pedestrian/Cycle Improvements
- Masterplan Sites
- Objectives
- Core Retail Area



KILKENNY
COUNTY COUNCIL



CARLOW
COUNTY COUNCIL

Map 2: Heritage

-  LAP Boundary
-  Architectural Conservation Area
-  Zone of Archaeological Potential
-  Record of Monuments Locations
-  Record Protected Structures

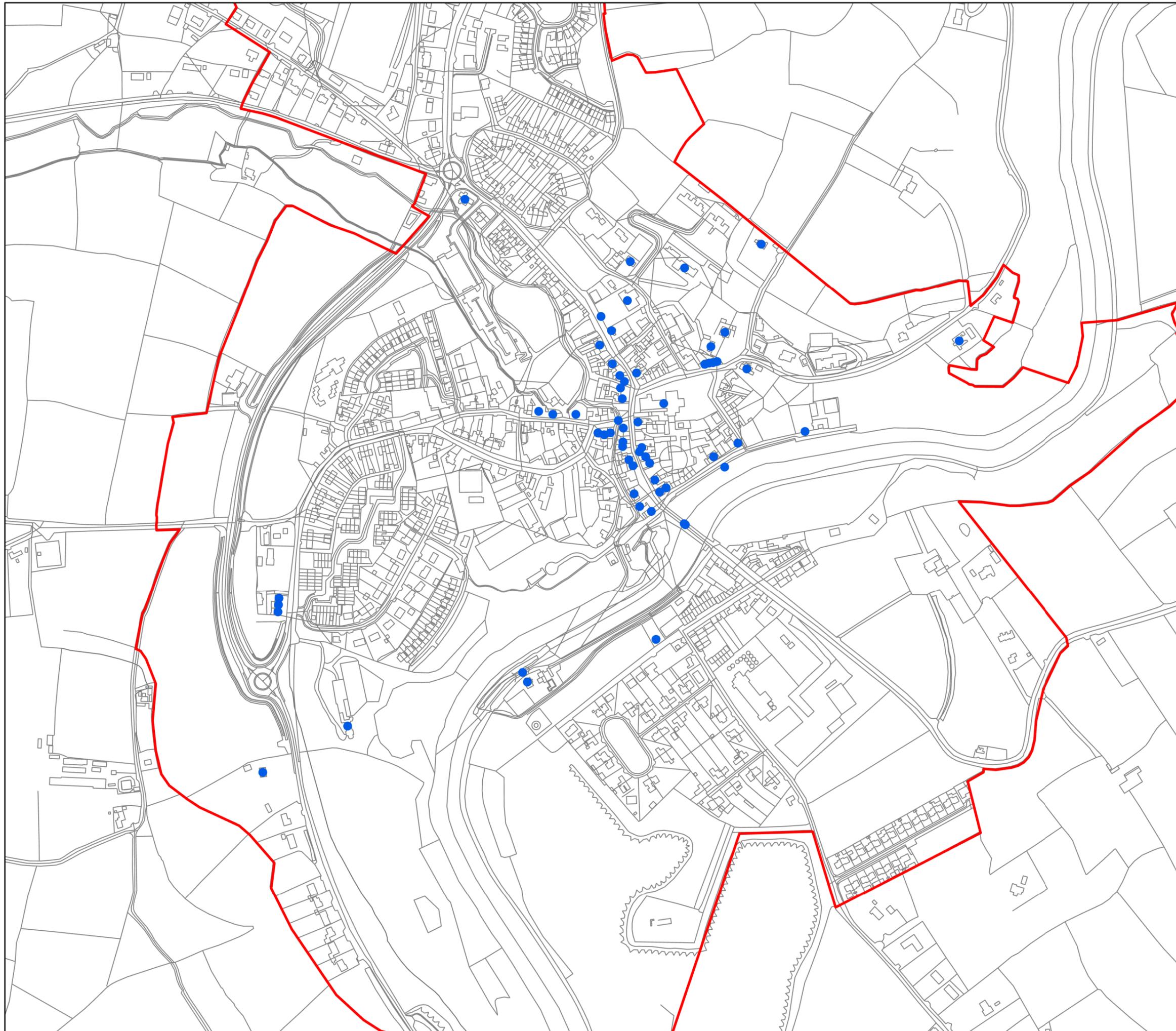


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-  LAP Boundary
-  NIAH Sites



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CARLOW
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Appendix A Land Use Zones

In this section, '**Permissible Uses**' means uses which are acceptable in the relevant zone. However, it is still the subject of the normal planning process. Permissible uses listed under each zoning objective are generally acceptable in principle in the relevant zones. The schedule of Permissible Uses is intended as a guideline in assessing development proposals and should not be regarded as being exhaustive. '**Open for Consideration**' means a use which may be permitted where the Planning Authority is satisfied that the suggested form of development will be compatible with the zone's objective, and will not conflict with the Permissible Uses and also conforms with the proper planning and development of the area. Other uses outside of those listed may also be considered provided they do not conflict with the zoning objective.

Non-Conforming Uses

Throughout the LAP area there are uses which do not conform to the zoning objectives for their zone. Extensions and improvements of premises accommodating these uses may be permitted where the proposed development would not seriously injure the amenities of the area or prejudice the proper planning and development of the area. In some cases, the Planning Authority may encourage relocation of permitted incompatible uses, for example by exchange of site.

Agriculture

Objective: To conserve and protect agricultural land from interference from non-agricultural uses. To prevent premature development of agricultural land adjacent to development areas.

Permissible Uses: Agriculture, horticulture, Agricultural Building, Open Space, public service installations, residential use as outlined in Section 3.5 of the Kilkenny County Development Plan and Section 2.7 of the Carlow County Development Plan and uses identified in site specific development objectives.

Open for Consideration: Public open space, dwelling houses in certain limited cases, private open space, other uses not contrary to the proper planning and sustainable development of the area.

Note: Residential uses are subject to the provisions set out in Section 3.5 of the Kilkenny County Development Plan and Section 2.7 of the Carlow County Development Plan, Housing on Lands Zoned for Agriculture.

Residential, or caravan park, development within the flood zones (as identified in the Strategic Flood Risk Assessment of this LAP or other superceding document) will not be permissible. Extensions and expansions of existing uses will be considered on their own merits.

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

Community/Education

Objective: To allow for local civic, community, educational and religious facilities and associated ancillary amenity facilities, open spaces/recreational areas to serve the immediate surroundings and hinterland.

Permissible Uses: Buildings and structures for the health, safety and welfare of the public, Cemetery, Childcare Facilities (crèche/nursery), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, Education, hospital/Health-Centre/Clinic, Library, Open Space, Playground, Place of Public Worship, Retirement Home, Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Open for Consideration: Cafe, Car Park, Enterprise Centre/Campus, Funeral Home, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hotel/Conference Centre, Industry (Light), Leisure and associated structures, Office, Public House, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Restaurant, Shop (Convenience), Shop (Comparison).

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

Enterprise & Employment

Objective: To facilitate the development and expansion of business, industry and technology.

Permissible Uses: Cafe, Car Park, Childcare Facilities (crèche/nursery), Enterprise Centre / Campus Industry, Industry - General Industrial Use, Industry (Light), Open Space, Park and Ride facility, retail which is ancillary to the primary use.

Open for Consideration: Advertising Board, ATM, Car Repair/ Sales, Cultural/Recreational building, Education, Hotel/ Conference Centre, Leisure and associated structures, Library, Office, Playground, Public House, Restaurant, Service/Petrol Station, Recycling Centre (bottle banks, etc).

Existing / New Residential

Objective: To allow for new residential development and other services incidental to residential development. While housing is the primary use in this zone, childcare facilities and recreation will also be considered. (20-40 units per hectare/ 8-16 per acre).

Permissible Uses: Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential (Apartments), Residential (Houses), Residential (Extensions, Granny Flat, etc), Retirement Home.

Open for Consideration: Buildings for the health, safety and welfare of the public, Community Facilities and associated structures, Cultural/Recreational Buildings, Education, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Hairdressing/Beauty Salon, Home-based Economic Activity, Hospital/Health- Centre/Clinic, Leisure and associated structures, Library, Park and Ride facility, Place of Public Worship, Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc), Water-based Recreational / Cultural Activities.

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

Mixed Use

Objective: To allow a flexible approach to development that supports the vitality and viability of the town centre including tourist related uses that complement the natural and built heritage assets of Graiguenamanagh – Tinnahinch.

Permissible Uses: Dwellings, retailing, retail warehousing, wholesale outlets, offices, public buildings or places of assembly, cultural or educational buildings, recreational buildings, community facilities, , hotels, motels, guest houses, clubs, private garages, open spaces, public service installations, medical and related consultants, restaurants, public houses, car parks, halls or discotheques, tourist accommodation and related uses and other uses as permitted and open for consideration in residential zoning.

Open for Consideration: Open space, workshop or light industry, small incubator uses provided that there is no adverse impact to the amenity of adjacent residential areas

Low Density Residential

Objective: To allow for new residential development and other services incidental to residential development at a low density (Maximum 10 units per Ha/4 per Acre)

Permissible Uses: Bed and Breakfast/Guesthouse, Childcare Facilities (crèche/nursery), Club house and associated facilities, Open Space, Playground, Residential, Nursing/Retirement Home, independent/semi independent living units for older people.

Open for Consideration: Agricultural Building, Buildings for the health, safety and welfare of the public, Car Park, Community facility & associated structures, Cultural/Recreational building, Education, Group Housing, Permanent & Temporary Halting Sites & Transient Sites for Travellers, Home-based Economic Activity, Hospital/Health-Centre/Clinic, Hotel/Conference Centre, Leisure and associated structures, Library, Place of Public Worship, Residential (Apartments), Restaurant, Shop (Convenience), Recycling Centre (bottle banks, etc)

Open Space/Recreation

Objective: To allow for passive/active open space/green links/ biodiversity conservation.

Permissible Uses: Agricultural Building, Open Space, Playground, pedestrian and cycle routes.

Open for Consideration: Cafe, Car Park, Caravan Park/Camping Site (not permissible within the flood zones), Club house and associated facilities, Community facility & associated structures, Cultural/Recreational building, essential infrastructure, Golf Course, Graveyard, Leisure and associated structures, Water-based Recreational / Cultural Activities.

Extensions and expansions of existing uses will be considered on their own merits.

Flood Risk: All proposed development within this zone which falls within flood zone A or B shall be subject to a site-specific flood risk assessment. No highly vulnerable uses (as set out in the Flood Risk Management Guidelines) other than extensions to existing structures and uses, will be permitted within Flood Zone A or B. Less vulnerable uses will also not be allowed within Flood Zone A other than extensions to existing structures and uses as set out in the Flood Risk Management guidelines.

The above does not apply to the site denoted with a ‘*’ along The Quay Graiguenamanagh on Map 1 Landuse Zoning Objectives

Open Space/Biodiversity Conservation

Objective: To reserve riverfront within the SAC for green links/biodiversity/conservation purposes and to accommodate limited links across the river

Permissible Uses: Biodiversity projects and works associated with the conservation and management of the River Nore/River Barrow Special Area of Conservation

Open for Consideration: Links to span the SAC such as bridges

Appendix B Graiguenamanagh-Tinnahinch Joint Local Area Plan

Record of Protected Structures

ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	LOCATION	NAIAH REF	RPS REF
Graiguenamanagh	Graiguenamanagh Bridge	Erected in 1764, this 7-span segmental arch humpbacked bridge is of high landscape value. The spandrels above its angled cutwaters are decorated with rectilinear and round Palladian motifs.	Over the River Barrow	12318004	C125
Graiguenamanagh	Houses, row of four	Four, two-bay, three-storey houses.	Chapel St. (N)	N/A	C126
Graiguenamanagh	Cottages, row of four	Row of four single-bay, single-storey gable-fronted Tudor Revival-style widows' almshouse with half-dormer attics, c.1850.	Chapel St. (N)	12318027, 1231051-53	C127
Graiguenamanagh	Duiske Abbey Gates	Duiske Abbey gates. Gateway, built 1812, comprising Tudor-headed carriageway with pair of cut-granite paired trefoil-headed panelled piers	Chapel St. (S)	12318015	C128
Graiguenamanagh	Duiske Abbey Gates	Classical gates on East side of graveyard	Chapel St. (E)	12318015	C129
Graiguenamanagh	'M. Ryan', Public House	End-of-terrace three-bay three-storey house, c.1900, on a corner site possibly incorporating fabric of earlier house, pre-1840, on site with pubfront to ground floor, and single-bay two-storey return with half-dormer attic to west	Main St. Upper (W)	12318022	C130
Graiguenamanagh	E. Prendergast', House	End-of-terrace five-bay three-storey house, c.1875, possibly originally two separate two-bay three-storey (south) and three-bay three-storey (north) houses incorporating fabric of earlier houses, pre-1840, on site. Renovated, c.1900.	Main St. Upper (W)	12318023	C131
Graiguenamanagh	M. Doyle', Public House	Terraced four-bay three-storey house with dormer attic, c.1875, possibly incorporating fabric of earlier house, pre-1840, on site with square-headed carriageway to left ground floor	Main St. Upper (W)	12318024	C132
Graiguenamanagh	Hughes', House	"The Globe", three bay, three storey house with white lettering	Main St. Upper (W)	N/A	C133
Graiguenamanagh	'Hughes', House and shopfront	"Hughes", End-of-terrace five-bay three-storey house, c.1850, on a corner site possibly incorporating fabric of earlier house, pre-1840, on site. Renovated, c.1900, with shopfront inserted to ground floor.	Main St. Lower (W)	12318039	C134

Graiguenamanagh	Parsons', 'Joseph Kissane Ltd.', House	"Parsons" Terraced two-bay three-storey house, c.1825, possibly originally forming part of larger five-bay three-storey composition with house to south; and "Joseph Kissane Ltd.", Terraced three-bay three-storey house, c.1825,	Main St. Lower (W)	12318042, 12318043	C135
Graiguenamanagh	'Street Scenes'. House and shop.	End of terrace, single-bay, two-storey house with early timber shopfront to ground floor and two canted bay windows to side elevation.	Main St. Lower (W)	N/A	C136
Graiguenamanagh	Market House	Attached five-bay two-storey Classical-style market house with attic, c.1800, originally detached with three-bay two-storey pedimented breakfront.	Market Square	12318044	C137
Graiguenamanagh	House	End-of-terrace two-bay two-storey over raised basement granite ashlar house, c.1825	Market House Lane	12318045	C138
Graiguenamanagh	'The Anchor', Public House	'The Anchor Bar', 6-bay, 3-storey building with attached 2-bay 3-storey office building, c.1900, (Old Barrow navigation office) (ii) Attached two-bay two-storey gable-fronted house, c.1900, to west with two-bay two-storey linking range to right.	Main St. Lower (W)	12318046	C139
Graiguenamanagh	'F.J. Murray', shop	Terraced four-bay three-storey house, c.1800, on a corner, with three-bay three-storey side (south) elevation. Gothick timber pubfront, c.1875, with carved engaged Doric columns, trefoil-headed openings, incorporating Corinthian colonette mullions.	Main St. Lower (E)	12318008	C140
Graiguenamanagh	House and shopfront	'Terraced four-bay two-storey house, c.1825, with square-headed carriageway to left ground floor. Extensively renovated, c.1925, with shopfront inserted to ground floor.	Main St. Lower (E)	12318009	C141
Graiguenamanagh	House and shopfront.	Valley Hardware. End-of-terrace three-bay three-storey house with dormer attic, c.1900, possibly incorporating fabric of earlier house, pre-1840, on site with shopfront to ground floor	Main St. Lower (E)	12318010	C142
Graiguenamanagh	House and shopfront	Terraced four-bay three-storey house, c.1825, possibly originally two separate two-bay three-storey houses with square-headed carriageway to right ground floor. Painted stone-clad shopfront, c.1975, to left ground floor.	Main St. Lower (E)	12318011	C143
Graiguenamanagh	'Barron's', House and shop	Pair of terraced two-bay three-storey houses with dormer attic, c.1850. Renovated, c.1900, with shopfront inserted to ground floor.	Main St. Lower (E)	12318012-13	C144

Graigenamanagh	Garda Barracks, former	Terraced four-bay three-storey house with dormer attic, c.1775, possibly originally Royal Irish Constabulary barracks.	Main St. Lower (E)	12318014	C145
Graigenamanagh	House and shopfront	Terraced, two bay, three storey house, c. 1850, with early shop front. Original six over six timber sash windows. Formerly "McElroy Chemist"	Main St. Lower (E)	12318016	C146
Graigenamanagh	'Staunton'. House and shopfront	End of terrace, three-bay, three-storey house with stone shopfront with painted lettering and moulded plaster window architraves.	Main St. (E)	N/A	C147
Graigenamanagh	School, former	Detached nine-bay double-height Classical-style school, c.1850, on a T-shaped plan with three-bay double-height pedimented central bay, crenellated gateway	Main St. Upper (E)	12318018	C148
Graigenamanagh	Warehouse	Detached seven-bay four-storey granite warehouse on a T-shaped plan with square-headed carriageway to right ground floor, and three-bay four-storey parallel range along rear (north) elevation.	The Quay	12318006	C149; D151
Graigenamanagh	Brandondale House, Country House	Brandondale House. Detached eight-bay two-storey house with dormer attic, c.1800,	New Ross Road	12318049	C150
Graigenamanagh	Dwelling at the Quay	Terraced, three-bay, two-storey house, c.1775	The Quay	12318007	C635
Graigenamanagh	Corrigaleen Hous	Detached, three-bay, two-storey house, c.1875 on a T-shaped plan possibly with dormer attic	Main Street, Upper	12318017	C637
Graigenamanagh	Dwelling at Upper Main Street	Terraced, two-bay, two-storey house, c.1825	Main Street, Upper	12318019	C638
Graigenamanagh	O'Connell's	Terraced, four-bay, two-storey house, 1925, possibly incorporating fabric of earlier house	Main Street, Upper	12318020	C639
Graigenamanagh		Terraced, two-bay, three-storey house, c.1850, possibly incorporating fabric of earlier house, pre-1840	Main Street, Upper	12318021	C640
Graigenamanagh	House	Detached, four-bay, two-storey house, c.1850	Graigenamanagh	12317025	C641
Graigenamanagh	Fairmount House	Detached, ten-bay, two-storey convent, post 1903 with single-bay, single-storey gabled porch projecting to ground floor	Convent of the Sisters of Mercy	12318026	C642
Graigenamanagh	Parochial House	Detached three-bay, two-storey parochial house, post 1903, with single-bay single-storey flat roofed porch to center ground floor	Chapel Street	12318028	C643
Graigenamanagh	Outbuilding,	Detached, four-bay, single-storey outbuilding, post 1903.	Chapel Street	12318029	C644

	Parochial House				
Graiguenamanagh		Detached five-bay, two-storey house, c.1750, possibly over basement	Chapel Street	12318030	C645
Graiguenamanagh	'Blanchfield's'	Terraced, two-bay, three-storey house, c.1825.	Main Street Lower	12318041	C646
Graiguenamanagh	Bridge	Single-arch rubble stone road bridge over river, c.1750.	High Street	12318032	C647
Graiguenamanagh	'Coffee on High'	End of terrace, three-bay, two-storey house, c.1850	High Street	12318033	C648
Graiguenamanagh	Abbey Villa (House)	Terraced, three-bay, two-storey house, c.1875	High Street	12318034	C649
Graiguenamanagh	T. O'Shea Public House	End of terrace, two-bay, three-storey house, c.1850, on a corner site	High Street	12318035	C650
Graiguenamanagh	Warehouse	Detached, five bay, four-storey warehouse, c.1850	High Street	12318036	C651
Graiguenamanagh	Warehouse	End of terrace, four-bay, three-storey warehouse, c.1850	High Street	12318037	C652
Graiguenamanagh	Cushendale Woollen Mills	Terraced, eight bay, three-storey warehouse, c.1850	High Street	12318038	C653
Graiguenamanagh	The Angler's Restaurant	Terraced, two-bay, three-storey house, c. 1825	The Quay	12318040	C654
Graiguenamanagh	House	End of terrace, three-bay, two-storey estate worker's house, c.1825	New Ross Road	12318048	C810
Graiguenamanagh	House	Terraced, three-bay, two-storey building, c.1825	New Ross Road	12318054	C811
Graiguenamanagh	House	End of terrace, three-bay, two-storey estate worker's house, c.1825	New Ross Road	12318055	C812
Graiguenamanagh	Creamery	Compact range of two-storey buildings with covered loading bays and rear brick chimney. Detached three-bay single-storey over raised base double-pile creamery with attic, post-1903, with single-bay single-storey gabled central bay.	Main Street Upper/Borris Road	12318050	D150
Graiguenamanagh	Quay	Extensive frontage on right bank of Barrow, with associated warehousing.	The Quay	12318002	D152
Graiguenamanagh	Bridge (Footbridge)	Simple 5-span stone footbridge over Duiske River. (Clapper Bridge).	Over Duiske River	N/A	D153
Graiguenamanagh	Dry Dock	Silted-up remains of former dry dock on right bank of Barrow, the sidewalls of which are still visible.	Right Bank of the Barrow	12318047	D160
Tinnahinch	House	Small, three-bay, two-storey, gable-ended lock keeper's house with rough-cast walls and a gable in the centre over a first-floor	Lock Keepers House, Lock No.	N/A	CW358

		door. This door once had steps to it from the canal bank.	21, Barrow Navigation, Lower Tinnahinch		
Tinnahinch	Bridge	The bridge dates from circa 1765, was designed by George Smith and is considered to one of the finest eighteenth century bridges in the country. It is hump-backed with seven arches and built of local shale. The arches have rusticated voussoirs and triple keystones and there are recessed niches flanking the central arch on both faces. The parapet has the original coping.	Graiguenamannagh Bridge	10302404	CW496
Tinnahinch	House	Detached three-bay, two-storey, double-pile house with half-dormer attic, c. 1850, with gabled projecting porch.	Canal Agents House, Barrow Navigation, Tinnahinch	10302407	CW497
Tinnahinch	Canal Lock	A canal lock of circa 1790 incorporating the fabric of earlier gates of circa 1760. Walls are of granite ashlar.	Lock No. 20, Barrow Navigation, Tinnahinch	10302406	CW498
Tinnahinch	Canal Lock	A canal lock of circa 1790 incorporating an earlier lock of circa 1761. Walls are of granite ashlar. Replacement gates of circa 1990.	Lock No. 21, Barrow Navigation, Tinnahinch	10302408	CW499
Tinnahinch	House	A small, three-bay, two-storey house of circa 1935 set in a terrace of earlier houses. The house is built of concrete blocks with lime pointing and a rudimentary shopfront with the name 'Bennett' in marbled lettering. The sash windows have single panes in each sash. The roof is covered with natural slates.	Bennett's, Tinnahinch	10302403	CW500
Tinnahinch	House	A three-bay, two-storey, gothic-revival, estate cottage, built of granite ashlar, with an L plan so that there is a wide forward-facing gable containing a wide, mullioned window with a drip-label, on the ground floor and a window above and topped with	The Cottage, Tinnahinch	10302405	CW501

		<p>a finial. The windows have diamond panes. There is an enclosed, lean-to porch in the re-entrant corner beside the forward-facing gable. The highpitched roof is covered with natural slates and finished with granite coping and tall, diagonally-set stacks. The house dates from circa 1835.</p>			
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Graiguenamanagh-Tinnahinch Joint LAP 2021-2027

Record of Monuments & Places

No.	Item	RM Reference	Location
1	Graveyard	CW024-027002-	Tinnahinch
2	Castle - Tower House	CW024-026----	Tinnahinch
3	Church	CW024-027001-	Tinnahinch
4	Bridge	CW024-029----	Tinnahinch
5	Historic town	KK029-018----	Graiguenamanagh
6	Wall monument	KK029-018004-	Graiguenamanagh
7	Cross	KK029-018005-	Graiguenamanagh
8	Religious house - Cistercian monks	KK029-018001-	Graiguenamanagh
9	Cross - High cross (present location)	KK029-018002-	Graiguenamanagh
10	Tomb - effigial	KK029-018003-	Graiguenamanagh
11	Burial	KK029-018006-	Graiguenamanagh
12	Ritual site - holy well	KK029-018007-	Graiguenamanagh
13	Water mill - unclassified	KK029-018009-	Graiguenamanagh
14	Cross - High cross	KK029-018012-	Graiguenamanagh
15	Clapper bridge	KK029-018008-	Graiguenamanagh
16	Bridge	KK029-042----	Graiguenamanagh

Further information and data on National Monuments and Record Monuments can be found via the following link:

www.archaeology.ie

Historic wreck records can be found via the following link:

<https://www.archaeology.ie/underwater-archaeology/wreck-viewer>

Appendix D Menu of appropriate Objective/Policies for Water Services in Development Plans

General Policies in relation to Water Services

- a) To work closely with Irish Water to identify and facilitate the timely delivery of the water services required to realise the development objectives of this plan;
- b) When identifying areas for development, to ensure that full consideration is given to the level of investment that will be required in the provision of water services – particularly in environmentally sensitive areas - to ensure that the provision of water services does not negatively impact on habitat quality, species diversity or other environmental considerations
- c) To facilitate the provision of integrated and sustainable water services through effective consultation with Irish Water on the layout and design of water services in relation to the selection and planning of development areas and the preparation of master plans and SDZs;
- d) To maximise the use of existing capacity in water services in the planning of new development;
- e) To ensure that adequate water services will be available to service development prior to the granting of planning permission for those developments and to require developers to consult Irish Water regarding available capacity, prior to applying for planning permission;
- f) To protect existing way leaves and buffer zones around public water services infrastructure through appropriate zoning and to facilitate the provision of appropriate sites for required water services infrastructure as necessary;
- g) To ensure that development proposals comply with the standards and requirements of Irish Water in relation to water and wastewater infrastructure to facilitate the proposed developments

Water Supply

- h) To protect both ground and surface water resources and to work with Irish Water to develop and implement Water Safety Plans to protect sources of public water supply and their contributing catchment;
- i) To minimise wastage of water supply by requiring new developments to incorporate water conservation measures;
- j) To promote water conservation and demand management measures among all water users;

Wastewater Services

- k) To ensure that the Local Authority provides adequate storm water infrastructure in order to accommodate the planned levels of growth within the plan area and to ensure that appropriate flood management measures are implemented to protect property and infrastructure;
- l) To require all new development to provide a separate foul and surface water drainage system and to incorporate sustainable urban drainage systems;
- m) To prohibit the discharge of additional surface water to combined (foul and surface water) sewers in order to maximise the capacity of existing collection systems;

- n) To support Irish Water in the promotion of effective management of trade discharges to sewers in order to maximise the capacity of existing sewer networks and minimise detrimental impacts on sewage treatment works;
- o) To refuse residential development that requires the provision of private waste water treatment facilities, other than single house systems;
- p) To ensure the changeover from septic tanks to collection networks in all cases where this is feasible (subject to connection agreements with Irish Water) and that all new developments utilise and connect to the public wastewater infrastructure. The provision of individual septic tanks and treatment plants in the plan area will be strongly discouraged to minimise the risk of groundwater pollution. Where such facilities are permitted, full compliance with the prevailing regulations and standards, including the EPA's Code of Practice Wastewater Treatment and Disposal Systems Serving Single Houses (PE. ≤10) (EPA 2009), as may be amended, will be required;
- q) To ensure that private wastewater treatment plants, where permitted, are operated in compliance with their wastewater discharge license, in order to protect water quality;
- r) To require existing developments that are in close proximity to a public sewer to connect to that sewer, subject to a connection agreement with Irish Water;

Appendix E: Infrastructure Assessment:

Appendix 3 of *Project Ireland 2040; National Planning Framework (NPF)* sets out a methodology for a two-tier approach for zoning of land which is informed by an Infrastructural Assessment, which must identify “*the potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the Planning Authority at the time of publication of both the draft and final development or local area plan*”.

The NPF defines Tier 1 and 2 lands as follows;

Tier 1: Serviced Zoned Land, comprising lands that are able to connect to **existing development services** for which there is service capacity available and can therefore accommodate new development; and

Tier 2: Serviceable Zoned Land, comprising lands that are not currently sufficiently serviced to support new development but have the potential to become fully serviced within the life of the plan

It states that Tier 1 lands will generally be positioned within the existing built up footprint of the settlement or contiguous to existing developed lands and inclusion in Tier 1 will generally require the lands to be within the footprint or spatially sequential within the identified settlement.

It should be noted that the NPF refers to ‘development services’ as “road and footpath access including public lighting, foul sewer drainage, surface water drainage and water supply for which there is capacity available and can therefore accommodate new development.”

The NPF requires that where lands are identified as Tier 2 lands, the potential for delivery of the required services and/or capacity to support new development must be identified and specific details provided by the planning authority at the time of publication of the draft and final local area plan. This infrastructural assessment must be aligned with the approved infrastructural investment programme(s) of the relevant delivery agency(ies), or be based on a written commitment by the relevant delivery agency to provide the identified infrastructure within a specified timescale (i.e. within the lifetime of the plan). The Planning Authority may also commit to the delivery of the required and identified infrastructure in its own infrastructural investment programme (i.e. Budgeted Capital Programme) in order to support certain lands for zoning. The infrastructural assessment must include a reasonable estimate of the full cost of delivery of the required infrastructure to the identified zoned lands.).

Housing Lands Assessment Matrix - Graiguenamanagh-Tinnahinch LAP 2021-2027

		Compact Growth	Infrastructure & services	Physical Suitability	
		Within existing settlement Infill/consolidation Proximity to town centre Promotes sustainable mobility Access to health, education & childcare	Water Supply Wastewater Capacity Roads/Footpath/Cycle Surface Water	Topography Flood Risk Built & Natural Heritage	Note; This matrix has been prepared to assist the preparation of the Local Area Plan for Graiguenamanagh-Tinnahinch(2020-2026). The criteria listed are not considered to be exhaustive for all LAP areas.
Tier	MAP REF				Justification Rationale
T1	NR1 (0.74ha)				
T1	NR2 (0.23ha)				Infrastructure expected to be in place through the development of the Primary Care Unit
T1	NR3 (0.18ha)				
T1	NR4 (0.50ha)				
T2	NR5 (1.57ha)				NR 5 on opposite side of bypass
T1	NR6 (1.09ha)				Steep but easily accessible
T1	NR7a (0.35ha)				Steep, access road substandard
T2	NR7b (0.80ha)				Steep, access road substandard
T1	NR8 (1.91ha)				
T2	LD1a (2.05ha)				Serviceable within the lifetime of the plan
	LD1b (2.19ha)				
T1	LD2 (1.49ha)				
	P21 (1.51ha)				
	P22 (1.11ha)				
	P23 (1.51ha)				
	P24 (1.32ha)				



Graigenamanagh/Tinnahinch Joint
Local Area Plan 2020

Infrastructural Assessment Map

