



**THOMASTOWN
LOCAL AREA PLAN
2019**

Adopted by Kilkenny County Council on the 25th March 2019
Came into effect on the 6th May 2019

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1.0 Introduction

1.1 LOCAL AREA PLAN STATUS AND PROCESS

The Thomastown Local Area Plan 2019-2025 (LAP) has been prepared 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 Thomastown in the context of the Kilkenny County Development Plan 2014-2020 (CDP), the National Planning Framework, as published, and the Draft Regional Spatial and Economic Strategy. It is informed by Ministerial Guidelines issued pursuant to Section 28 of the Planning and Development Act 2000 (as amended). The legislative requirements regarding Strategic Environmental Assessment (SEA) and Appropriate Assessment (AA) have been fulfilled throughout the plan preparation process. The LAP, once adopted, will replace the Thomastown Local Area Plan 2009 (as extended).

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 1,500 people. It is therefore mandatory to produce a Local Area Plan for the town of Thomastown, which at the last census (2016) had a population of 2,445 persons.

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 Thomastown, it is essential that both the County Development Plan (CDP) and the Local Area Plan (LAP) are read in tandem. Where conflicting objectives arise between the CDP and the 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 Thomastown are included in the LAP.

1.4 PUBLIC CONSULTATION

The review of the Thomastown Local Area Plan 2009 commenced in June 2018 with a Pre-draft public consultation phase. Kilkenny County Council published a background *Issues Paper* and invited submissions and observations from interested parties. Following the publication of both the Draft plan and Material Alterations to same, submissions were also received from residents, service providers, from local community and recreation groups and landowners during the statutory period for submissions. These submissions to the pre-draft stage, the Draft plan and the Material Alterations to the Draft plan informed the final Local Area Plan.

1.5 ENVIRONMENTAL ASSESSMENTS

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



These objectives 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 appropriate assessment in accordance with 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 this LAP and Proposed Material Alterations and it was considered that a full Strategic Environmental Assessment was not 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 4.3.3.

1.6 PLANNING POLICY

This Plan 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)
- Actions for Biodiversity – Ireland’s National Biodiversity Plan 2011-2016 (2011)
- National Broadband Plan 2012
- Water Services Strategic Plan: A Plan for the Future of Water Services
- Regional Planning Guidelines for the South East Region (RPGs) 2010-2022
- Kilkenny County Development Plan 2014-2020
- Kilkenny 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 region assembly area which includes County Kilkenny 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 our 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.

The strategy as set out in the NPF is ‘compact development’ that focuses 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 viable 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 Thomastown 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 built-up footprints.	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.	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 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 Regional Spatial and Economic Strategy for the Southern Region

The Southern Regional Assembly published the Draft Regional Spatial and Economic Strategy (RSES) in December 2018. The South East Region Planning Guidelines 2010 – 2022 remain in effect until the RSES is adopted. Whilst it is acknowledged that these remain in place, the Council will engender the change required from the NPF and in particular the Implementation Roadmap (July 2018) throughout the preparation of this LAP.

The principal purpose of the RSES is to support the implementation of the NPF and the economic policies and objectives of the Government by providing a long-term strategic planning and economic framework for the development of Ireland’s regions.

The RSES is set to replace the South East Regional Planning Guidelines once adopted. The Issues Paper for the Regional Spatial and Economic Strategy for the Southern Region promotes the region’s significant potential for the development of an effective counter-balance to the Greater Dublin Area, driven by its regional cities, county towns and its broad rural base supported by an established and resilient network of smaller towns and villages.

Key future planning and development and place-making policy priorities for the Southern Region include:

- Emphasis on consolidating the development of places that grew rapidly in the past decade;
- Preparing and implementing a regional rejuvenation priorities programme, to shape and inform delivery of the Regeneration and Development Fund and identifying significant ready-to-go city, rural town and village and rural rejuvenation priorities harnessing publicly owned land and other assets that are not being used actively.
- Harnessing the potential of the region in renewable energy terms across the technological spectrum;
- Developing a more integrated network of greenways, blueways and peatways to support the diversification of rural and regional economies and promote more sustainable forms of travel and activity based recreation.

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.

1.6.3 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 the 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 Planning Guidelines 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

In line with the Core Strategy of the County Development Plan, Thomastown is classified as a District Town in the County's settlement hierarchy. It is an objective of the Core Strategy of the Kilkenny CDP 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 as 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."*



1.6.4 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 Thomastown Local Area Plan in 2009.

1.6.5 Smarter Travel: A Sustainable Transport 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 take place predominantly in sustainable, compact urban and rural areas which discourage dispersed development and long commuting.



1.6.6 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, Development Plans are required to include objectives to mitigate against climate change and reduce reliance on fossil fuels.

1.6.7 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.

1.6.8 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 and for most of the 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.’

1.6.9 National Adaptation Framework, Planning for a 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 Guidelines¹ 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. The Adaptation Strategy for Kilkenny is currently in preparation.

¹ The Local Authority Adaptation Strategy Development Guidelines (2016)

1.6.10 Other Plans and Policies

1.6.10.1 Kilkenny Local Economic and Community Plan 2016 - 2021

A Local Economic and Community Plan (LECP) for Kilkenny was published in February, 2015 and provides a road map for the development of our county to 2021. One of the main objectives of the LECP is to ensure the effective co-ordination of publicly funded programmes. As a statutory plan, the LECP will provide a blueprint for local and community development funding invested in County Kilkenny over the plan period.

2.0 Thomastown in Context

2.1 LOCATIONAL CONTEXT

Thomastown is one of County Kilkenny’s largest district towns, located at the crossing of the R448 (former N9) and the R700 from Kilkenny to New Ross and the R703 from Thomastown to Graiguenamanagh. The town is located approximately 16km south west of Kilkenny City and 32km north east of Waterford City. The Mount Juliet Estate with Hotel and Championship Golf Club lies ca. 6.5km to the east of the town.

Thomastown also benefits from being located on the main Waterford/Dublin train line with a number of bus routes also passing through the town.

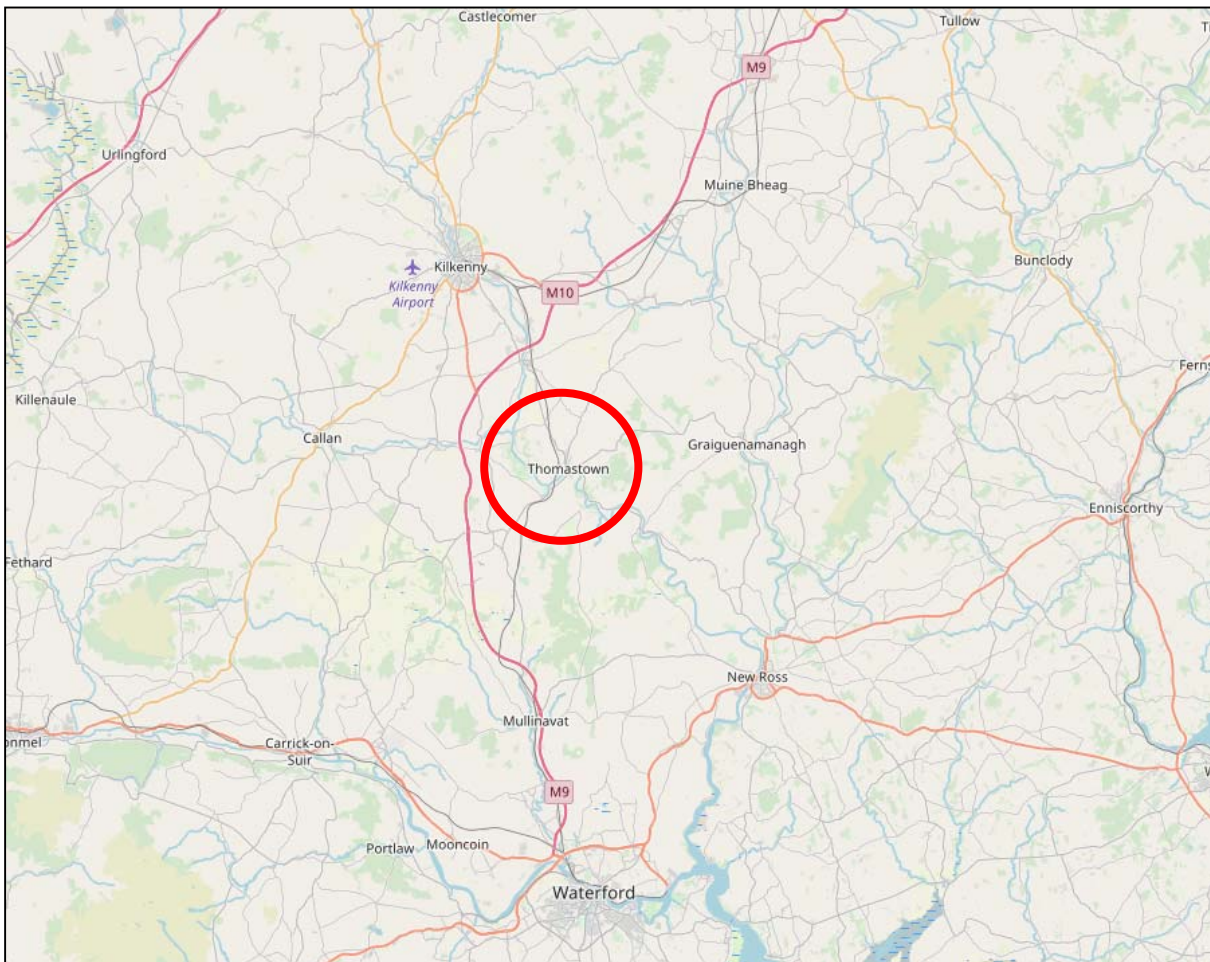


Figure 2.1: Locational Context of Thomastown

2.2 HISTORICAL DEVELOPMENT

Thomastown was named after Thomas Fitzanthy Walsh, Anglo-Norman Seneschal of Leinster - the Irish name being Baile Mhic Andain (Town of the son of Anthony). Thomas Fitzanthy Walsh is recognised for his role in commissioning the 13th century wall around the town fortified by 14 towers, primarily to protect the religious house and castle built therein. The ruins of the church and an ancient High Cross still exist. The town was originally called Grennan but it was later renamed Thomastown after its founder.

The medieval town of Thomastown developed from its location as an important crossing point on the River Nore. During the first 100 years or so the settlement grew to about 1,000 persons, secured by the town wall. An area of approximately 16 acres was enclosed within the walls and it developed as an important market town for the rural hinterland. Livestock and farm produce were sold there until the mid-1950s in the main street (i.e. Market Street). Whereas the northern and eastern walls have now been lost, much of the western range survives (although in poor condition).

Other surviving features of the town's medieval defences are the Castle and the Tower House on either side of the Bridge, the remains of a circular tower on the western side and, behind the tennis court, a square tower which formed the North West corner of the defences.

Grennan Castle, to the South of the town on the banks of the River dates to the 13th century and comprises a 3-storey Norman structure, which remained in good repair until the beginning of the 19th century.

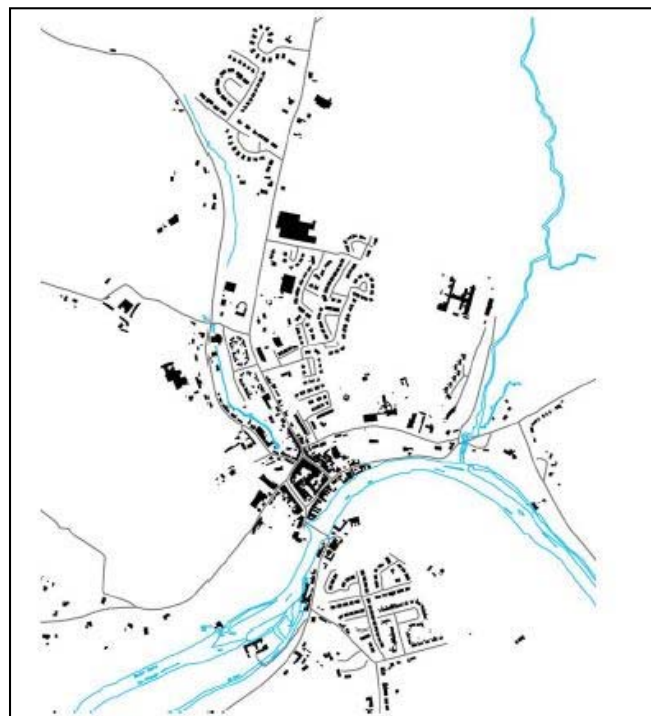


Figure 2.2: Urban Structure

3.0 The Vision for Thomastown

3.1 DEVELOPMENT PRINCIPLES

The preparation and formulation of this LAP is underpinned by the following development principles;



3.2 STRATEGIC VISION

This LAP is underpinned by a Strategic Vision which is intended to guide the future growth of the town in a sustainable manner, recognising its natural and built assets, and enhancing the town’s character, heritage and amenities.

The Strategic Vision is based on detailed analysis of the profile, functions and activities of Thomastown in line with its position in the County Settlement Hierarchy:

‘This Local Area Plan will promote the proportionate growth of Thomastown to maintain its share of the County population, approaching a population of 2,800 by 2026, building on its established character and consolidating its role as a District Town. To achieve this, the Plan will encourage population growth that is based on the capacity of physical and social infrastructure. Thomastown will be supported as a vibrant service centre, and the Plan will encourage job creation, capitalising on local strengths including heritage and tourism. The Plan will promote sustainable movement and identify opportunities to enhance connectivity with particular regard to the train station. Development will be encouraged in a sustainable manner that promotes both a healthy environment and healthy living, and protects the unique heritage of the area’.

3.3 STRATEGIC OBJECTIVES

The strategic objectives set out below set parameters and mechanisms which will drive the 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 Thomastown to maintain its 2.46% of the County's population allocation to 2026 in accordance with the National Planning Framework and the County Development Plan Settlement Strategy.

SO2: To promote and support economic development that capitalises on the town's location in close proximity to Kilkenny City, with the heritage and tourism assets being identified as key economic strengths for the town.

SO3: To facilitate the development of high quality, integrated residential neighbourhoods that cater for an appropriate demographic mix and deliver, where possible, community, recreation and amenity facilities in tandem with housing and to encourage through new development and road schemes, improvements to enhance the approach roads to the town.

SO4: To support the creation of network of walkways and open spaces connecting the river and other recreational and tourist attractions within the town.

SO5: To enhance and protect Thomastown's built and natural heritage 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.

SO6: To improve the quality of the existing transport network in the town to increase permeability and connectivity in order to provide universal access to key land uses such as the train station, community facilities, including schools and sports clubs, and new and existing development lands.

SO7: 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.

SO8: To ensure development proposals conform to best practice urban design principles to deliver well planned and integrated development including renewal and regeneration that will enhance the town and improve the quality of life of its residents.

SO9: To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

4.0 Core Strategy & Zoning

SO1: To provide for the proportionate growth of Thomastown to maintain its 2.46% share of the County’s population allocation to 2026 in accordance with the National Planning Framework and the County Development Plan Settlement Strategy.

4.1 CURRENT POPULATION

The population of Thomastown was 2,445 persons in the 2016 census, of which males numbered 1,182 and females numbered 1,263. This represents an increase of 7.6% from the 2011 census which was 2,273.

Table 4.1: Census of Population 1996 - 2016

	1996	2002	2006	2011	2016
Thomastown	1,581	1,600	1,837	2,273	2,445

The 2016 Census recorded an increase of 7.6% on the 2011 census to a total population of 2,445 persons which was below the levels of growth experienced during the two previous intercensal periods (24% between 2006 and 2011 and 14.8% between 2002 and 2006).

4.2 POPULATION PROJECTIONS

The population targets for County Kilkenny are set by the National Planning Framework (NPF) and the Implementation Roadmap for the National Planning Framework (July 2018). The transitional Regional and County Population Projections for County Kilkenny are set out in Table 4.2 below for 2026 and 2031.

Table 4.2: Transitional Population Projections for County & Thomastown

Population	1996	2002	2006	2011	2016	2026
Thomastown	1,581	1,600	1,837	2,273	2,445	2,710
Kilkenny County	75,336	80,399	87,558	95,419	99,232	110,000

4.3 PROPOSED CORE STRATEGY

4.3.1 Housing Requirement

The Planning Authority, during the preparation of development plans and local area plans are required to ensure that sufficient land is zoned for residential use to cater for the projected population for the town over the lifetime of the plan. The population of Thomastown in the 2016 census was 2,445 persons. The 2014 CDP states that District towns would retain their percentage allocation to 2020². Thomastown retained and also marginally increased its proportion in the 2011-2016 intercensal period to 2.46%. Such growth equates to an additional population of 265 persons over the Plan period. The housing requirement for this plan is therefore to provide for ca. 100

² Ref Table 3.4 of the Kilkenny County Development Plan

additional housing units over the lifetime of the plan³ to accommodate the projected population growth.

It is important to note that the 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 the Council, it is estimated that ca. 62 units are required for people who are currently resident in the town and therefore do not represent population growth in the context of the Core Strategy. Units contributing towards meeting the social housing for such persons already living in Thomastown will therefore not be included as part of the proposed 100 units but will be added to same. Therefore, this LAP will provide for a total housing unit requirement of 162 units (See Table 4.3 below).

It is envisaged that a percentage of the social housing units will be provided by means of Part VIII Council development at Newtown (ca. 20 units) and through the delivery of Part 5 housing across the plan area (ca. 10 units⁴).

Table 4.3: Estimated Residential Capacity

Location	Quantum of land for Housing (ha)	Estimated Residential Capacity	Density
NR1 – Ladyswell Street	3.7	74	20/ha
NR2 – Grennan/Newtown	1	20*	20/ha
NR3 – Dublin Road	2	40	20/ha
LD 1 - Cloughabrody	1.7	18**	10/ha
LD2 - Cloughabrody	0.8	8**	10/ha
160 units			

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

** To address NPO 18b (serviced sites)

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.

4.3.2 New Residential Zoning

In accordance with the Core Strategy it is anticipated that ca. 100 housing units will be required up to 2026, with an estimated 62 additional units required to address the social housing requirements over the period of the Plan. The remainder is to be provided for on existing residentially zoned lands and under Part V proposals. To facilitate such growth, this LAP proposes to zone 6.7 ha of lands for 'New Residential' development based on a general minimum density of 20 units/ha. It should also be noted that there will be opportunities to provide infill developments comprising small residential or mixed use schemes on existing residentially or mixed use zoned lands across the LAP 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 measures such as the 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*

³ Applying an average occupancy of 2.7 persons per household

⁴ 10% of all housing proposals subject to Part 5

serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages". In this regard, ca. 2.5 ha of land will be identified in this LAP to facilitate ca. 20 houses at 10 houses to the hectare. These houses are additional to the core strategy projection.

4.3.3 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 and the IA methodology is therefore not fully developed. Notwithstanding this absence of statutory guidance, following consultation with Irish Water in particular, land proposed for residential zoning within this LAP was considered against the Tier 1 and Tier 2 Infrastructure Assessment criteria set out in the NPF. The plan relied on a 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". This 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 "Thomastown Land Use Zoning" map (Map 1) demonstrates the zoning of particular lands. For accepted uses with each zoning category, Appendix A should be consulted. The list outlines appropriate uses for 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.

4.5 CORE STRATEGY POLICY & OBJECTIVES

Core Strategy

CS1: It is the policy of the Council to support the sustainable long-term growth of Thomastown and continued consolidation of development within the town boundary.

Objectives

It is an objective of the Council

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 Thomastown to satisfy the housing needs of the town 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. 2.8ha of land has been identified in this LAP to facilitate such a proposal.

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

5.0 Economic Development & Employment

SO2: To promote and support economic development that capitalises on the town's location in close proximity to Kilkenny City, with the heritage and tourism assets being identified as key economic strengths for the town.

5.1 ECONOMIC CONTEXT

The CDP recognises that the identity and economic development of County Kilkenny, including the district town of Thomastown, are intrinsically linked to its heritage, and acknowledge that the county's character and culture are vital assets that help the county compete as a tourism destination and a choice for location for investment.

In the context of Thomastown's designation as a District Town in the County Development Plan, this LAP supports enterprise and employment development in Thomastown and identifies a potential town centre expansion site at Ladywell Street including a permitted Primary Care Unit and also the vacant former Supervalu premises at Marshes Street. Enterprise and employment uses such as professional services, public administration, research and development and other commercial activities have the potential to revitalise the town centre. The town also benefits from the presence of a Kilkenny County Council District Office and a Garda District Headquarters.



The creative sector has a strong tradition in Thomastown and with supports from this LAP and other policy and funding opportunities, can reach its potential in the development of skills and enterprise to bring real benefit to the local economy.

This LAP also makes provision for industrial development and other employment uses to the north of the town, at a location which provides easy access to the national road network and existing infrastructural services.

5.2 ECONOMIC DEVELOPMENT

Thomastown is located ca. 16km to the south east of Kilkenny City and c. 30km north of Waterford City. With the emergence over the last ten years of relatively high quality transport infrastructure, both road and rail, to employment bases beyond those two locations, the town is likely to continue to have a strong commuting role. Thomastown's main role is as a district service centre for the town

and its wider hinterland. Existing businesses in the town include Banks, Credit Union, Pharmacies, Hardware Stores, Craft Shops, Restaurants and Coffee Shops. Whilst all of these components create the foundations for a successful town centre, further and diversified local employment will also be necessary to support a vibrant, sustainable and attractive town which maximises retention of its working population.

The employment ratio of 0.682 for Thomastown as set out in Appendix 2 of the NPF (Population and Employment in Urban Settlements in the Southern Regional Assembly area) suggests that the ratio of jobs to workers in Thomastown is somewhat below the 1.06 average for the region. Accordingly the LAP focuses on supporting the creation and continued maintenance of local employment as well as facilitating sustainable transport initiative in order to improve ease of access to and from Thomastown, supporting commercial/tourist activities and ease of access to neighbouring employment centres. Also, in order to facilitate employment initiatives, a significant area of land has been zoned for industrial development to the north of the town and there is also significant development capacity the mixed use lands at Ladyswell Street. In addition to these there is acknowledged capacity for employment generating uses, primarily service sector jobs that can currently be accommodated within the town centre.

The LAP, in addition to encouraging a strengthened role for the town centre, identifies lands for industrial development on the Dungarvan Road and in particular will support and encourage the continued growth of the Creative Arts, Cultural and food economy in the town through the established and growing School of Food, Grennan Craft Mill, Pottery Skills School and Grennan Equestrian College.

ED 1: Enterprise and Economic Development Policy

It is the policy of the Council to support sustainable economic development in Thomastown, optimising on the town's location in proximity to the urban centres of Kilkenny and Waterford Cities and its significant potential as a heritage and tourism destination.

Objectives

It is an objective of the Council:

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

EDO1.2: To support the provision of Incubation Space and Hot-desking facilities within the town with work stations/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.

EDO1.3: To support industrial and warehousing development on lands zoned for "Industry".

5.3 TOWN CENTRE

Thomastown's Town Centre defines the character and attractiveness of the town with the narrow streets, attractive buildings and traditional shop fronts, many of which are listed on the Record of Protected Structures. The town has evolved since the early 18th century and remains the focus for a broad range of commercial and community activities. In recent years new retail developments of Lidl and Supervalu (which also now accommodates the Post Office and a pharmacy) on the periphery of the town centre have altered the dynamic of the town centre and drawn activity away from Main Street.

5.4 TOWN CENTRE REGENERATION STRATEGY

The most recent evolution is the rise of the café culture on Market Street, which ignites the vitality of the town centre for those who work, visit and indeed live in the town. Similar to many traditional town centres, the role of the main street as the dominant location for convenience and comparison retail has been challenged by more recent retail developments outside of the historic core. However, the town centre continues to fulfil 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 town's heritage potential. This 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 Main Street. 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. It is a key priority of this LAP to prevent further internal retail leakage to locations outside of the historic core of the town. The consolidation of development in the town centre area and enhanced connectivity within the town centre through enhanced car parking facilities and signage to same is therefore encouraged.

5.4.1 THOMASTOWN REGENERATION PROJECT

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'*. Kilkenny County Council, in association with Kilkenny Leader Partnership, National Design and Craft Council of Ireland, Thomastown Community Network and Thomastown Community Centre have collaborated to develop the **'Thomastown Regeneration Project'**. This project seeks to redefine Thomastown Town Centre with the provision of modern library services, flexible creative and arts spaces, improved public realm and tourism facilities, town centre living space and enterprise opportunities. The regeneration project is based around 5 projects that combine to create investment of scale that will significantly contribute to the rural economy of the town.

The 5 projects include;

- A digital enterprise hub for Thomastown to facilitate the occupation of the current Library by the Men's Shed to develop a social enterprise,
- Environmental upgrades to existing streetscape with high quality paving materials and street furniture to enhance the visual appearance of the street,
- Renovation of the former Court House (Sessions House) into a Craft and Design Centre in conjunction with the Design & Crafts Council of Ireland,
- Upgrade to the Quayside Car Park to include bus parking and
- Regeneration of Maudlin Street.

Overall, the project aims to re-purpose two significant town centre buildings for creative, cultural and enterprise uses which will deliver a range of benefits socially, economically, historically and culturally for the town. This LAP supports the delivery of this overall project and any proposals that facilitate same.

In addition to the foregoing, Kilkenny County Council actively pursued the relocation of the existing library to a modernised Library facility in the building which adjoins the Community Centre. Funding has been secured under the Town and Village Renewal Scheme (2018) to complete same. As part of this project, the Men's Shed, which is currently located at the Community Centre, will also relocate to the existing library premises on Marshes Street. By moving locations, the Library and Men's Shed

will operate from more suitable premises. As a result, both buildings will be repurposed with neither left vacant.

5.5 THE FOOD ECONOMY

Food and tourism also play a major part in the contemporary experience and visitor economy in Thomastown. 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. A high number of eateries in Thomastown appear on this Trail. Thomastown also benefits from the proximity of Mount Juliet to the food economy.

TC1: Town Centre Policy

It is the policy of the Council to protect and enhance the role of Thomastown Town Centre as a vibrant and attractive town centre.

Objectives

It is an objective of the Council:

TCO1.1: To support the delivery of the Thomastown Regeneration Project and associated projects.

TCO1.2: To support the relocation of the Thomastown Branch Library to the former community hall and the provision of a new premises for the Thomastown Men's Shed.

TCO1.3: To encourage and facilitate the redevelopment of the Sessions House and Bridewell to accommodate a community arts centre which recognises the local artistic resource in Thomastown.

TCO1.4: To encourage and facilitate the re-use and regeneration of vacant or underused buildings for appropriate town centre uses through incentives such as the Small Business Vacant Premises Scheme.

TCO1.5: To improve the accessibility of the town centre with particular emphasis on creating an environment that is accessible to pedestrians and cyclists through improved car parking facilities and signage to same.

TCO1.6: 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 at Low Street and Logan Street, to assist in making the town centre a more pedestrian friendly place.

5.6 RETAIL

When considering proposals for retail development, the Council 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 through the redevelopment and/or reuse of existing vacant premises where appropriate
- Restrict further internal retail leakage from the town centre

The overarching objective of the Retail Planning Guidelines (2012) is to enhance the vitality and viability of 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.

Retail Objectives

It is an objective of the Council;

REO1.1: To restrict further retail development (convenience and comparison) outside of the lands zoned 'Town Centre' within the plan.

5.7 SHOPFRONTS & 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 Thomastown. The retention of these shopfronts and avoidance of clutter which may conceal or obscure them will be encouraged. Property owners, businesses 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 Kilkenny County Council and should not impact on the accessibility of footpaths to all users including pedestrians.

SF1: Shopfronts Policy

It is the policy of the Council to support the provision of high quality shopfronts and signage which are in keeping with the existing traditional 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 the Council:

SFO1.1: To ensure that new signage contributes positively to and enhances the streetscape in accordance with the guidance set out in the Kilkenny County Council Guidance on Shopfronts and Advertising Signs 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 the 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 County Council supports cultural participation and practice through partnerships and collaborations, through significant direct and indirect support and through the provision of cultural infrastructure across the City and County. Kilkenny's Culture and Creativity Strategy 2018–2022 is an Integrated Strategic Plan for the delivery of the Arts, Heritage and Library Services of Kilkenny County Council. Its five strategic priorities 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

Thomastown itself is a bustling town renowned for its many artists, crafts-people and musicians, making for a varied and lively social scene. The multitude of exhibitions and events that take place in Thomastown during Kilkenny Arts Festival is a testament to the love for the arts in this area. The strong cultural and arts community in Thomastown includes several groups and facilitates the organisation of various festivals throughout the year, including the AKA (Alternative Kilkenny Arts) Thomastown's Creative Arts Festival, Thomastown Country Music Festival, An Grianán Festival and others. The vibrancy of these festivals in Thomastown also poses significant tourism potential and high quality cultural events and festivals which celebrate Thomastown and support community and tourism will be supported in this LAP.

In addition to these, Thomastown is home to the School of Food which is a nationally recognised Professional Chef Training Centre. The school also provides evening classes and one off cooking evenings which boost Thomastown's profile as a 'foodie destination'. Also contributing to the creative economy of the town is the Grennan Mill Craft School which has established itself as an important centre of study in the crafts area and attracts students from all over Ireland and further afield.

ACCE1 – Arts, Culture & the Creative Economy

It is the policy of the Council to support the Arts, Culture and Creative Economy in Thomastown to showcase and promote the town and its unique creative offering.

Objectives

It is an objective of the Council:

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

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

ACCE1.3: To support the delivery of the Thomastown Regeneration project and to include a cultural and creative hub with a modern library service at its centre.

ACCE1.4: To support the development of linkages between historical sites within and around Thomastown and the amenity and hospitality sites in its hinterland.

ACCE1.5: To support the continued success of high quality cultural events and festivals which celebrate Thomastown and support its community and tourism product.

5.9 TOURISM

Thomastown 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. Heritage based tourism is recognised as a key economic driver for the town that has the potential to generate employment across a number of sectors and to create a multiplier effect within the local economy. The River Nore presents an opportunity to develop tourism facilities which will deliver social, health, economic and environmental benefits to both visitors and residents. The 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 Thomastown. This LAP acknowledges that an opportunity exists to consider sensitive redevelopment of the lands backing onto the river which could include a boardwalk type proposal in conjunction with the flood relief works, linking new areas to the town centre, existing heritage sites and new and existing residential areas.



T1: Tourism

It is a policy of the Council to promote the significant heritage and tourism potential of Thomastown and to support sustainable tourism development.

Objectives

It is an objective of the Council:

TO2.1: To support the development of tourism infrastructure, attractions and facilities at appropriate locations subject to the protection of architectural heritage and natural amenities.

TO2.2: To support the development of outdoor leisure activities on lands that are designated as open space, subject to the protection of landscape character and natural heritage.

TO2.3: To support the sensitive conservation and restoration of heritage buildings and sites and operate flexibly with regard to the use of converted buildings to facilitate heritage tourism.

TO2.4: To facilitate the redevelopment of the lands backing onto the river which could include a boardwalk type proposal in conjunction with the flood relief works, linking new areas to the town centre, subject to project specific environmental assessments.

TO2.5: 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 Thomastown, subject to relevant environmental assessments.

TO2.6: To support the development of linkages between historical sites within and around Thomastown.

6.0 Community & Housing

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

6.1 COMMUNITY FACILITIES

Thomastown has a wide variety of community facilities, services and active 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 town and should form part of an integrated network of resources available to local people. They serve the basic needs of the town and provide a place where people can meet and create a sense of town spirit and pride in their community. Thomastown 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 a national school, a secondary school, private childcare facilities, community crèche a community hospital, a library and County Council Area Office, a community hall, GAA club, soccer club, outdoor swimming pool (the Weir Pool), paddling club among others.

This LAP acknowledges that the integration of social infrastructure with the development of the town is fundamental to the long-term resilience and sustainability of the community in Thomastown.

Community Facility Objectives

It is an objective of the council:

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

COMO1.2: To continue to work with healthcare service providers and key stakeholders, including the HSE, to support their investment in healthcare operations at the St Columba's Hospital Complex in Thomastown.

6.1.1 Healthcare

There are a number of existing healthcare facilities including medical centres, dental care facilities and St Columba's Hospital (nursing home) within the plan area. Since 1952 St Columba's Hospital has been utilised specifically for the care of older people in the region but also accommodates a day care centre which offers services to the community within the grounds of the hospital. Healthcare infrastructure in the town is currently undergoing considerable investment with a new primary care facility at Ladyswell which recently secured planning permission. The Primary Healthcare Centre will provide for HSE health and social care services (including dental) and General Practice and associated meeting rooms, administrative offices, staff accommodation, receptions and ancillary uses.

6.1.2 Education

Thomastown is served by a post primary school (Grennan College) and a recently amalgamated primary school (St Mary's N.S) with ca. 450 pupils. The school is currently operating close to capacity.

Table 6.1: Educational Capacity (Primary)

Primary School Facility	Current No. of Pupils	School Capacity	No. of available School Places
St Mary's National School	451	455	Limited

Grennan College is a co-educational inter-denominational school under the patronage of Kilkenny and Carlow Education and Training Board (KCETB) with a catchment area that extends beyond the town boundary. The school participates in the Delivering Equality of Opportunity in Schools (DEIS) action plan for inclusion. The school has a current mainstream enrolment of 311 students with an additional 20 students in the Equestrian College. In addition to junior cycle, the school offers the established Leaving Certificate, the Leaving Certificate Vocational Programme (LCVP), an optional Transition Year (TY) programme and Post Leaving Certificate (PLC) courses. The school currently has plans to extend and upgrade facilities, however, this will be to replace obsolete classroom prefabs and will not significantly increase capacity.

Table 6.2: Educational Capacity (Post-Primary)

School Facility	Current No. of Pupils	School Capacity	No. of available School Places
Grennan College	359**	340	29-39
Secondary School Total	311	340	29-39

** including 48 PLC students

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 293 children would be of primary school going age and 208 children would be of secondary school going age by 2025. Therefore, as the additional 270 persons planned for will reside in the town over the Plan period (2019 – 2025), it can also be assumed that there may be an additional 57 persons of school-going age, 33 of whom would be at primary level and 24 at secondary level. On this basis there appears to be an emerging capacity issue in terms of the primary school services in particular. The Council will support the appropriate and sustainable extension of the existing school, in order to accommodate the projected growth in population.

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

6.1.3 Early Childcare and Education

Early childhood education services are primarily delivered by the private sector within Thomastown. There is a variety of private childcare facilities including full day care facilities and sessional services (e.g. pre-school, crèche, Montessori and after school facilities). 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 and this LAP acknowledges the requirement for a community crèche within the plan area and supports the development of same at an appropriate location.

6.1.4 Additional Social Infrastructure

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

There are four main community facilities currently operating in Thomastown:

- Camphill Communities Thomastown (The Watergarden)
- Thomastown Community Centre
- The Weir Pool
- Thomastown Playground

The **Watergarden** is a non-residential centre for adults with special needs. It includes a coffee shop, garden centre, gardens and art gallery which are also open to the public. These different areas provide a diversity of challenges and opportunities for service users and the facility provides meaningful work for adults with special needs.

The **Thomastown Community Centre** is a large multi-level centre, in the ownership of Thomastown Community Council Limited, used by people from Thomastown and the surrounding areas. The centre is located on Marshes Street and includes a number of general purpose rooms and a recently renovated 1910 Concert Hall. The centre currently accommodates the Men's Shed and is used on a regular basis by sports groups, clubs and other projects and programmes. This LAP will seek to support the continued operation of same and the development of new facilities.

Spearheaded by the Thomastown Community River Trust, and supported by Thomastown Paddlers, Thomastown Anglers and the local Scouts group, LEADER rural development and The Heritage Council, the creation of the **Weir Pool swimming** area and its surrounding grounds using the most ecologically sensitive of methods and materials and filtration systems, is a huge boost to Thomastown.

Thomastown Playground is located beside the library on Marshes Street and within 500 metres of the town centre 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.

The Council will 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.

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 11,690 in 2011 will increase to 29,225 in 20 years time. Kilkenny County Council has been actively engaged in the Age Friendly County Initiative since 2010.

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. 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. Stakeholders in Thomastown have formed the Age Friendly Town Committee comprising of representatives from the Kilkenny Seniors’ Forum, Thomastown Community Network, An Garda Síochána, Health Services Executive, County Kilkenny Leader Partnership and Kilkenny County Council. Kilkenny County Council through this LAP will support the local Thomastown Age Friendly Town Committee with its plans to enable Thomastown to be an Age Friendly Town.

As part of the move towards achieving ‘Age Friendly’ status for Thomastown a number of issues were highlighted. The Thomastown Age Friendly Town Committee have undertaken a significant level of work in terms of identifying the areas to be addressed which included the provision of age friendly seating, age friendly bus stops (at appropriate locations in the town) and also carried out a detailed Walkability study which identified a number of areas which require attention. These issues have been collated and will form the Thomastown Age Friendly Action Plan.

AF1 – Age Friendly

It is the policy of the Council to support the vision of the Thomastown Age Friendly Committee to encourage a sustainable and age friendly community, which meets the needs of all residents.

Objectives

It is an objective of the Council:

AFO1.1: To support the actions set out in Kilkenny Age Friendly County Strategy 2017 – 2022 regarding the implementation of Age Friendly principles in the planning, design and delivery of physical infrastructure, public realm works, business and commercial premises, with particular reference to the Thomastown Age Friendly Action Plan where practicable.

AFO1.2: To support and facilitate the delivery of age friendly seating, bus stops and other public realm initiatives identified in the Walkability study carried out for Thomastown.

6.3 FUTURE PROVISION OF HOUSING

This LAP proposes a residential strategy of consolidation and infill, whereby new residential development will occur alongside existing 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 proposed housing lands support the use of land from the centre outwards. Accordingly more housing is accommodated closer to the town centre. It is the intention to accommodate housing more appropriate to the character of Thomastown and hence serviced sites which would provide opportunities to build and design own homes will be supported at appropriate locations. 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 considerable pressure for development of single homes in the rural area surrounding Thomastown. 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’ with local authorities, public infrastructure agencies such as Irish Water and local communities are to provide **serviced sites** with appropriate infrastructure to attract people to build their own homes and live in small towns and villages. This LAP seeks to address this NPO through the identification of ca. 1.7ha of land for low density serviced sites to the east of the Dublin Road at Cloughabrody. These lands are identified as Masterplan 2 lands (See Chapter 11) and the provision of services to these lands will be identified as through the masterplan process. A further site ca. 0.8ha has also been identified on the old Dublin Road (north of Berkley Lawns).

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 LAP. This is considered to be a strategic reserve for the future development of Thomastown, 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 Thomastown LAP, housing will be restricted to the following categories of persons providing for their first home to satisfy their own housing need:

- Persons whose primary employment is in agriculture, horticulture, forestry or bloodstock, or other rural based activity, in the area which they wish to build,
- Sons and daughters of the landowner
- Persons who are long standing residents in the “Agricultural” zoned area

RD1 - Residential Development

It is the policy of the Council to ensure that sufficient zoned land continues to be available at appropriate locations in Thomastown to satisfy the housing needs of the town.

Objectives

It is an objective of the Council:

RDO1.1: to ensure that sufficient zoned land is available at appropriate locations in Thomastown to satisfy the housing needs of the town over the period of the plan.

RDO1.2: To require that all new residential development provides for a sustainable mix of house types, sizes and tenures and that new development complements the existing residential mix.

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 require, through the preparation of a masterplan, for the New Residential lands west of Ladyswell Street, to the east of the Railway line, to include an integrated proposal for the provision of a high quality pedestrian access to the Train Station.

RDO1.5: To facilitate the development of low density serviced sites on lands to the east of the Dublin Road at Cloughabrody and along the Dublin Road (North of Berkeley Lawns).

6.5 VACANT SITE LEVY

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 will focus on the identified growth centres of Kilkenny City, Ferrybank, Castlecomer, Callan and Thomastown.

The Thomastown LAP promotes, encourages and facilitates the appropriate development of sites identified as “regeneration land” 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.

For the purpose of the vacant sites levy the following zoning will be considered for the purpose of the act in accordance with the County Development Plan:

- Mixed use, industrial 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 Urban Housing and Regeneration Act 2015 and all associated regulations and guidance.

VS1: Vacant Sites

It is the policy of the Council to apply the provisions of the Urban Regeneration and Housing Act 2015 in Thomastown.

Objectives

It is an objective of the Council:

VSO1.1: To identify vacant sites in the town 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 Thomastown through the application of the Urban Regeneration and Housing Act 2015, Vacant Site Levy, on lands zoned ‘Town Centre’ and ‘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 of network of walkways and open spaces connecting the river and other recreational and tourist attractions within the town.*

Natural heritage in Thomastown 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 town. The location of the town on the River Nore means water contributes significantly to the natural heritage of the town and its setting. 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 Thomastown 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.

Thomastown benefits from a significant level of green infrastructure. It will be important, as part of this LAP, to establish a coherent, integrated and evolving network that extends from the River Nore and its extended network. The green infrastructure belt in Thomastown 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 connections across the river.

Under Article 10 of the Habitats Directive, planning and development policies must endeavour to conserve and manage sustainably corridors and stepping stone habitat features. In recognition of this, the Thomastown 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 town. 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.

GI 1 – Green Infrastructure

It is the policy of the Council to identify, protect, enhance and further develop the Green Infrastructure network in Thomastown 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 Thomastown in order to reduce and avoid fragmentation or deterioration of the Green Infrastructure network and strengthen ecological links within Thomastown and to the wider regional network.

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

GIO1.3: To protect and maintain the open character of the landscape from the Station Road to the ridge line including the row of mature trees along the southern boundary of these lands and to assess these trees for their suitability for a Tree Preservation Order.

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 Thomastown has a significant amount of lands zoned for Open Space, access to some areas are limited. Open space and parkland represents an important component of a sustainable town 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 Nore 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 the town, with the exception of a few areas where access is possible, though limited due to overgrowth along the banks. Whilst the overarching objective is to maintain the integrity of the River Nore, providing recreational space for the town is also important.



Objective 7b of the Kilkenny County Development Plan 2014-2020 sets out that the ‘*Council will continue to assist with and support development of the Nore Valley Walk and protect its route from encroachment by unsympathetic development*’. This LAP is underpinned by the CDP and as such, supports the development of the Nore Valley Walk also.

This LAP will endeavour to support sensitively designed and appropriate development in certain areas and provide an opportunity to develop/improve access to amenity areas with particular reference to the lands to the rear of the properties on Low Street. 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 Thomastown. The opportunity exists to consider sensitive redevelopment of the lands backing onto the river which could include a boardwalk type proposal, linking new areas to the town centre, to existing heritage sites and to new and existing residential areas. However, it also acknowledges that the River Nore 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.

The areas of public open space within the various residential estates of the town are largely incidental areas with limited functionality. Thus, the opportunity arises to investigate the feasibility of a pocket park on lands to the rear of the Belfry on Maudlin Street, which could be developed in the context of public realm works to improve the approach to the town centre from the Dublin Road, whilst providing an Age Friendly rest/seating area for the pedestrian route from the town centre to the supermarkets at Cloughabrody.

7.2.1 Sports Grounds

Formal sports amenity areas are located at the Thomastown GAA Ground on Castle Ave to the south of the town and Thomastown Utd. Soccer Club Grounds on the Dublin Road. These both provide significant facilities to the residents of the town; however access to same can be limited.

OS2 - Open Spaces

It is the policy of the Council to provide for a hierarchy of high quality multi-functional public open spaces within Thomastown and to preserve and protect such spaces through the appropriate zoning of lands.

Objectives

It is an objective of the Council:

OSO2.1: To promote a network of paths and cycle tracks 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.

OSO2.2: To investigate the feasibility of a potential public space/pocket park at Maudlin Street through development of a joint proposal by key stakeholders that takes into account the technical and management requirements of the site.

OSO2.3: To support and facilitate the provision of safe access points to the river, subject to appropriate environmental and flood risk assessments.

8.0 Built & Natural Heritage

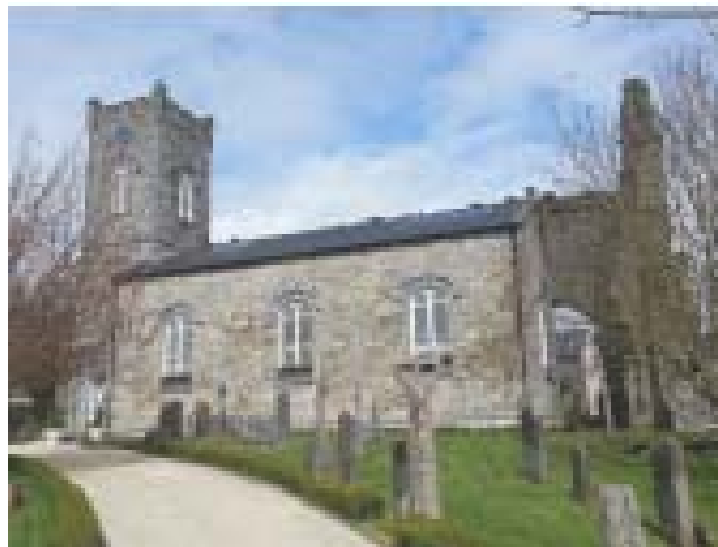
SO5: To enhance and protect, where possible, Thomastown's built and natural heritage by promoting the enhancement, management and understanding of these assets whilst encouraging sensitive and sustainable development so as to ensure its survival for future generations.

Thomastown contains many individual features of archaeological, historical and architectural interest. These range from important medieval structures to fortified town houses, industrial archaeology and traditional single and terraced houses, 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 Thomastown identified eighty nine structures within the confines of the Plan area, with each designation given a national, regional or local importance classification. One designation was classified as being of national importance, ninety four as being of regional importance with the remaining three classified as being locally important.



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 and Places (RMP) and the Record of Protected Structures (RPS). The Record of Protected Structures is contained within the County Development Plan. These are listed in Appendix B for reference. The effect of Protected Structure

status is to ensure that any proposed 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 the Council to preserve and enhance the 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 conservation 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).

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 town centre and promote appropriate uses and the sensitive conservation and restoration of historic buildings and to request Architectural Heritage Impact statements as part of 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, cultural, 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 ACAs in Thomastown 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 town’s built heritage and contribute to its attractiveness and character.

Two ACAs are designated in Thomastown.

8.2.1 Town Centre ACA (Statement of Character)

The town centre of Thomastown comprises a coherent streetscape centered around a square block formed by Low Street, Pipe Street, Market Street and the Quays. The relationship of the River Nore and the 13th century pattern of irregular streets remain essentially unchanged and give the town its distinctive character. The compact form of the main streets, defined by traditional 2-3 storey buildings on narrow-fronted plots and with ground floor shops and businesses, is further distinguished by numerous protected structures that include a 13th century Church; a 3-storey tower house adjoined by a 17th century house; a former tannery complex; various terraced houses; and ‘Sweetman’s Castle’ merchants tower house and store. To the rear of the main streets lies a complex

arrangement of outhouses, storehouses, bake houses, yards and small gardens. The traditional building features that contribute to townscape character include consistent roof profiles, roof coverings (predominantly of slate), simple, low chimney stacks, rendered facades with recessed openings and doors and windows with vertical proportions. There are also several shop and pub fronts in the town centre that add considerably to the character and architectural heritage of the town. It is essential to preserve and further encourage the quality of design and craftsmanship present.

The traditional shopfront elements usually form a strong vertical emphasis. Columns or pilasters, which may be of stone, plaster or timber, appear to carry the weight of the fascia and the wall above. They may have decorative fluting or carved panels or a plain surface. The top of the pilaster may be plain or decorative; the base always contains a plinth. Other important features include well-proportioned windows with a vertical emphasis, hand-painted fascias, and recessed entrances with panelled or glazed doors. Many of the traditional shops in the town centre have separate entrances to upper residential accommodation. Some have access to the rear yard of the shop. These are not only important architectural features but also essential to retaining the viability of living over the shop and linking backland areas to the street. The Council considers that the medieval core of the town 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.

8.2.2 Mill Street ACA (Statement of Character)

Thomastown Bridge, which forms an important element of the 18th century civil engineering heritage of the town, links to an interesting composition of former industrial buildings that extend along Mill Street to the island. The street provides the only southern approach to the town centre, and is defined by several protected structures dating from the mid-late 19th century that include 2-storey terraced houses; a public house; a former mill owner's house; a flour mill, ancillary building and mill owners house on the island; and Pilsworth Flour Mill. Numerous mature trees and small woodlands complement the character of the area. The group value of the component structures and buildings is of importance to the milling heritage of the town, directly reflecting its agricultural character, and makes a positive contribution to the riverside setting.

The Council considers that the collection of buildings on Mill Street and their landscape setting 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. The purpose of defining the Thomastown ACAs is to ensure the retention and restoration of the traditional townscape, while promoting new development as appropriate opportunities arise in a manner that respects and reinforces the special heritage character.

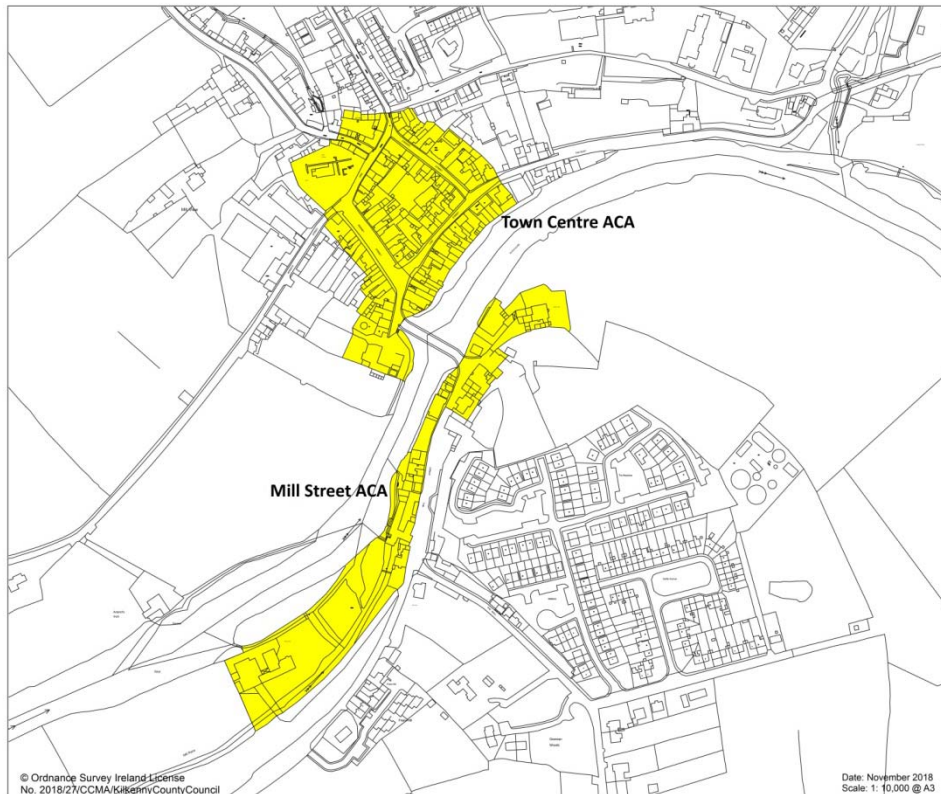


Figure 8.1 Thomastown ACA's

ACA1 – Architectural Conservation Areas

It is the policy of the Council to maintain the historic character of the designated Architectural Conservation Areas and to carefully consider any proposals for development that would affect the special character of these areas.

Objectives

It is an objective of the Council:

ACAO1.1 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.

ACAO1.2: 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.

ACAO1.3: To encourage contemporary design where new buildings are introduced in the ACA.

ACAO1.4: 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 the 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 LAP for Recorded Monuments within the LAP area⁵.

8.3.2 Zone of Archaeological Potential

The Urban Archaeological Survey County Kilkenny (Vol. 1 & 2) identifies the wealth of archaeological heritage in Thomastown. Developments located within the 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 archaeological assessment, monitoring, testing or excavation within the area either prior to the planning decision or prior to any development proceeding on site.

8.3.2.1 Walled Town

County Kilkenny has a rich medieval heritage which includes a number of walled towns and villages, of which Thomastown is also included. The town was founded in the 13th century by an Anglo-Norman mercenary from Wales, Thomas FitzAnthony and replaced the earlier Irish settlement of Grennan. The lands were granted to FitzAnthony by the great Norman knight William Earl Marshall who quickly established this settlement as a medieval walled town. The National Policy on Town Defences sets out national policy for the protection, preservation and conservation of the defences of towns and cities. This LAP will support the conservation of the town walls and their integration into the tourism product in Thomastown. There are many National Monuments within the LAP boundary and it is important to note that the centre of as a walled town is itself a Recorded Monument. The Council, as stated, will require the preparation of archaeological assessment where a proposed development is located at or close to the locations of the walls. Proposals to restore, conserve and manage the walls will require careful consideration and consultation with the relevant government departments and the National Policy on Town Defences.

⁵ See www.archaeology.ie for notification and consent procedures for the National Monuments Section of the Dept of Culture, Heritage & the Gaeltacht

ARC1 – Archaeological Heritage

It is the policy of the Council to safeguard the archaeological heritage, including underwater archaeological heritage, in the 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 Council:

ARCO1.1: To protect and preserve all items of archaeological interest 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 Thomastown’s Medieval Town Wall and notable archaeological sites.

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, including rivers and woodlands, hedgerows, mammals, birds and plants. It also includes geology and landscape. Thomastown is located within an attractive predominantly undulating agricultural landscape dominated by the valley of the River Nore. The River Nore Heritage Audit has been undertaken as an action of the Heritage Plan. The study provides a comprehensive mapped dataset of the built, natural and cultural heritage of the study area, and the resulting report (which is in the final stages of completion) and database is a very significant resource for community, heritage and tidy towns groups; it has the potential to inform planning and management of the area; and is a baseline against which change can be assessed.

8.4.1 Designated Sites

Special Areas of Conservation (SACs) and Special Protections Areas (SPAs) are legally protected under the EU Habitats Directives and are selected for the conservation of Annex 1 and Annex II species. SACs, together with SPAs, form a Natura 2000 network of protected areas throughout the EU. There are 8 sites in County Kilkenny designated and protected under the under the Habitats Directive 1992 (92/43/EEC). They have been designated due to their conservation value for habitats and species of importance in the European Union. Policies for the protection of natural heritage are set out in Chapter 8 of the 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 & River Nore cSAC and pNHA (Site Code 002162) is located within the town boundary. Thomastown Quarry cSAC (Site Code 002252) is also located in close proximity to the northern boundary of the LAP area. Thomastown pNHA (Site Code 000410) is also within the plan boundary.

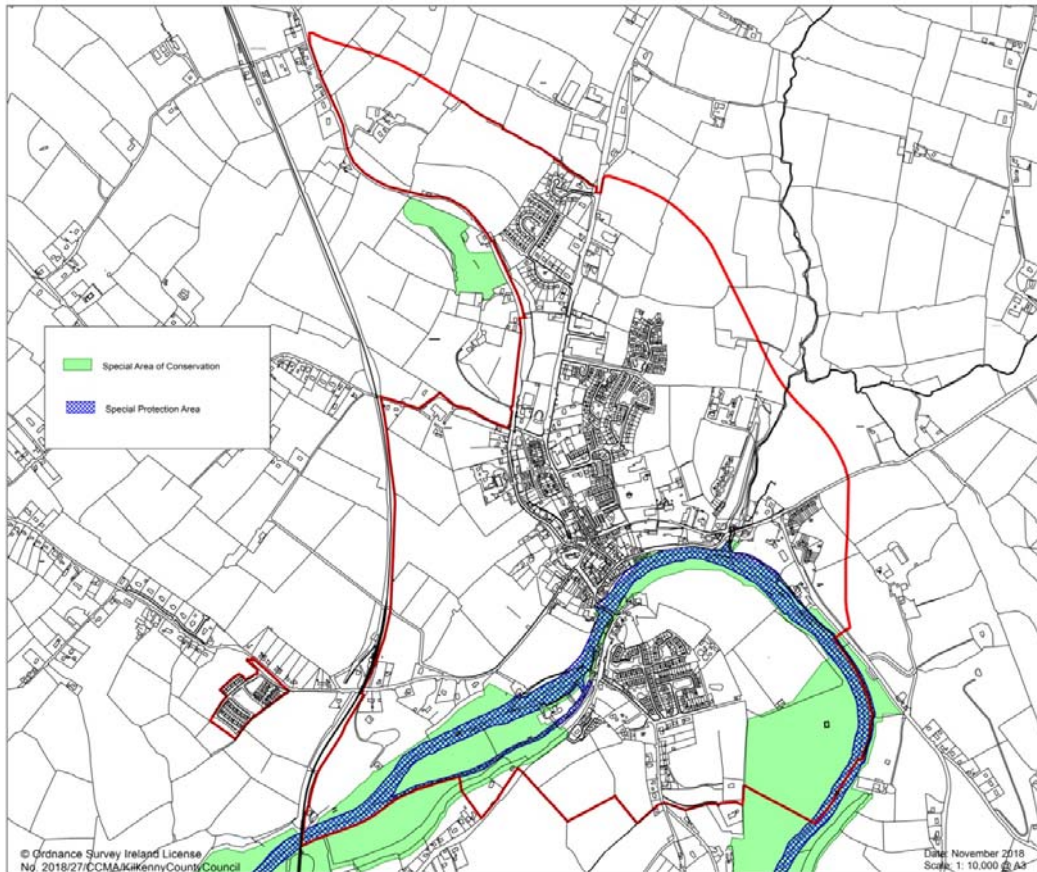


Figure 8.2: European Sites (SAC & SPA) within LAP area.

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 town. 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, the 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 as stone walls and ditches.

Woodlands and individual trees also make an important contribution to the landscape setting, amenity and natural heritage of Thomastown. The Council also recognises 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 the Council 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 Council:

NHO1.1: To 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: To ensure the protection of water quality due to the implementation of this LAP.

9.0 Movement & Transport

SO6: To improve the quality of the existing transport network in the town to increase permeability and connectivity in order to provide universal access to key land uses such as the train station, community facilities including schools and sports clubs and new and existing development lands.

The main transport infrastructure in the town is by means of the R700 Kilkenny to New Ross Road and the R448 (former N9) to Dublin. These regional roads converge in the town centre, which in itself presents a significant issue for the town in the context of how it functions both in terms of movement and its retail function. The R700 relief road, identified in the 2009 LAP would effectively remove regional traffic travelling from the south east, through the town centre.

It is widely acknowledged that since the bypass has not been progressed, traffic congestion continues to be a significant issue in the town and general movement in to, around and out of the town centre is restricted. The one-way system and some pinch points within the historic core, such as Low Street, also restrict permeability and connectivity between the town centre, housing developments and social infrastructure.

This LAP recognises that one of the major challenges facing Thomastown during the period of the LAP will be the need to promote and provide for sustainable transport alternatives, whilst also improving the effectiveness of the local transport network. A range of measures are proposed to improve connectivity and support a better balance between vehicular traffic and other more sustainable modes such as walking, cycling and public transport.

It is of importance to note that Thomastown does however boast a significant asset in terms of the presence of the train station in close proximity to the town centre. The station is served by a regular rail service between Dublin (Heuston) and Waterford.

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, car pooling 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 town 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 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 Thomastown is poor. This is as a result of the historic fabric and natural topography of the town and its location in a river valley. 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.

The Council will also support the development of further networks of pedestrian routes along the River Nore to support the existing *Nore Valley Walkway* between Thomastown and Inistioge. This LAP also supports walking/cycling routes which would allow linkages between Thomastown and Jerpoint Park, Mount Juliet and other local attractions which are located proximate to the LAP area.

9.2 PUBLIC TRANSPORT

Thomastown is located on the Dublin - Waterford Railway line and is served by a train station located ca. 1.2km from the town centre (and further from other residential developments to the north of the town) with an intercity service provided by Iarnród Éireann. Although located outside of the LAP boundary to the west of the town, the train station can play a significantly more prominent role in Thomastown's future development. There is strong public transport service in Thomastown with a private bus also augmenting the transport options to and from the town, with 2 bus services (Bus Éireann) to and from Kilkenny City daily. The rail services in the town provide 6 daily services to Kilkenny City (Dublin) and 7 daily services to Waterford. This high quality, regular service provides a significant opportunity for Thomastown to tap into the tourism network in the south east whilst providing a sustainable transport solution for those who may work outside of Thomastown in Kilkenny or Waterford.



This LAP does acknowledge however that access to the train station from the primary residential areas to the north and south of the town is limited, particularly by foot or bicycle. At present,

potential users are required to access the station via the town centre and out the Station Road which is ca. 1.2km from Market Street. Access by car is similarly difficult as same requires engaging in the one way system currently in operation in the town. This LAP supports, in consultation with CIE and other relevant stakeholders, the provision of a high quality pedestrian and cycle route from Ladyswell Street through the masterplan lands and connecting to the railway station via Sheepphouse Lane to the Bridge.

The town currently lacks a local bus network such as 'Ring a Link' to serve the rural hinterland. 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. The Ring a Link service currently operates from Kilkenny City to Bennettsbridge. This LAP will support the extension/expansion of this route to Thomastown and its environs.

9.3 ROADS & STREET NETWORK

Road infrastructure is being progressively improved throughout the town; however, the one way system remains a cause of congestion to traffic flows. Reducing congestion is one of the key priorities of this Plan and can be brought about through the provision of enhanced pedestrian and cycle routes to reduce traffic movements throughout the town. These are to be supported by other incremental road improvements.

The existing bridge crossing of the River Nore is close to both the centre of the town and the convergence of the two Regional Roads serving the town. These arterial routes serve regional traffic from the south east and west and also serve to 'funnel' the vast majority of trips generated from residential areas to the south of the town (Castle Ave/Rock Road area) through Market Street, as the principal link to other parts of the town including the schools, train station, Kilkenny City and beyond.

Congestion in the town centre area will be relieved by the completion of the R700 relief road. This scheme comprises 3.4 km of standard single carriageway from a proposed new T-junction on the R700, located approximately 2km north of Thomastown to the R700 and approximately 600m east of the existing junction of the R700 with the R703 in Thomastown. The proposal includes a footpath on the Thomastown side of the carriageway with grass margins, hard shoulders and boundary treatment on both sides of the new road. The route selection and land acquisition process has already been completed.

The LAP acknowledges the importance of accessibility to the strategic road network for those living in the town but also those who may wish to visit the town. The LAP also identifies the potential for development to the west of Ladyswell Street. However improved access to this area as part of the future development of a high quality pedestrian and cycle link to the train station will be required to facilitate such development.

MT 1: Movement & Transport Policy

It is the policy of the Council to support improvements to the road and street network in Thomastown in order to provide connectivity and permeability throughout the town 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 Council:

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.

MT01.2: To preserve free from development the proposed R700 relief road alignment to the north and east of the town and actively seek the construction of the road during the lifetime of this plan.

MT01.3: To provide upgrades to footpaths and public lighting, where appropriate, at the following locations:

- a) Logan Street
- b) Low Street
- c) Mill Street
- d) Footpaths to the Train Station along Marshes Street
- e) Footpath to the soccer pitch along the R448.

MT01.4: To improve the pedestrian and cyclist environment and promote ease of movement within the town 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 town to walk rather than using unsustainable modes of transport.

MT01.5: To provide an enhanced pedestrian and cycle network in Thomastown including the provision of footpath improvements to ensure ease of access to public transport, the town centre, heritage sites and other recreational facilities including a green link from Ladyswell Street to the Train Station through the masterplan lands identified in Chapter 11.

MT01.6: To require the co-location of pedestrian and cycle routes on all new infrastructure connecting key destinations within the town, particularly between the schools, community centre and heritage sites such as Grennan Mill etc.

MT01.7: To support the provision of age friendly bus shelters at appropriate locations in Thomastown and to facilitate and support the provision of electric car charging stations at appropriate locations across the LAP area.

MT01.8: To support the upgrade of the footpath along Castle Avenue as far as Thomastown GAA grounds.

MT01.9: To ensure all footpaths in the town provide adequate access for persons with a disability or who have impaired mobility.

MT01.10: To investigate the feasibility of delivering local permeability improvements to maximise access to local shops, schools, public transport services and other amenities in consultation with local stakeholders, subject to relevant environmental assessments, in accordance with best practice guidance from the NTA.

MT01.11: To upgrade and rebrand the car park on the Quay and provide footpath link to same.

9.4 CAR & BICYCLE PARKING

The main public car parks in the town are at Marshes Street/Station Road and the Quays Car Park which provide significant levels of parking within 300 metres of the core retail area. There is limited on-street car parking on Market Street also. However, the current parking configuration also obstructs traffic flows with vehicles reversing into the traffic from perpendicular bays along Market Street. Proposals for public realm works in the core retail area may provide solutions to this issue.

The Development Management Standards set out in Kilkenny County Development Plan 2014 – 2020 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.

CP1 - Car Parking Policy

It is the policy of the Council to manage the provision of parking for both car and bicycle to provide for the needs of residents, business and visitors to Thomastown.

Objectives

It is an objective of the Council:

CPO1.1: To provide distinctly identifiable disabled and Age Friendly car parking spaces at appropriate locations throughout the town.

CPO1.2: To ensure that adequate and secure bicycle parking facilities are provided at appropriate locations throughout the town.

CPO1.3: To seek to identify parking facilities for buses (commuter and tourist) at an accessible location in/or adjacent to the town centre, with particular reference to the Quay Car Park.

CPO1.4: To seek to prepare a signage strategy for car parks within the town.

10.0 Infrastructure & Environment

SO7: 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 County Council retains its 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 County Council will continue to support Irish Water in identifying water services that are required to support planned development in Thomastown in line with national and regional planning policies for inclusion in the Irish Water Capital Investment Plans.

10.1.1 Water Supply

Thomastown is connected to the Inistioge water supply scheme. This scheme is currently undergoing significant investment upgrades. This €10 million project will address water quality and quantity deficiencies in the Inistioge network through the upgrade to the Thomastown Water Treatment Plant and the construction of approximately 17.6km of new water mains. Upon completion, residents, businesses and the agricultural community in Thomastown, Inistioge and the surrounding rural areas will benefit from improved drinking water quality, reduced disruptions to supply, and improved security of supply and water pressure.

The works for this water supply scheme project are nearing completion and will augment capacity and supply to Thomastown which will, in turn, accommodate projected growth over the plan period.

10.2 WASTEWATER

Irish Water recently prepared a Regional and County Wastewater Capacity Register for which Thomastown was included. The Thomastown WWTP overall design capacity in population equivalents has a capacity for 7,500 p/e following an upgrade in recent years. The current loading is ca. 3,500 p/e which indicates adequate capacity for the projected growth within the over the plan period.

Capacity (PE)	Load - in 2017 (PE)	Headroom (PE)
7,500	ca 3,500	4,000

Table 10.1 Existing Capacity of the Thomastown WWTP

INF1 Water Supply & Wastewater

It is the policy of the Council to work with Irish Water to protect and maintain existing water and wastewater infrastructure in Thomastown, 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 Council:

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

INFO1.2: To have regard to the suite of development objectives from Irish Water set out in Appendix D of this Local Area Plan in assessing applications for new development within the plan area.

10.3 SURFACE WATER & GROUND WATER

The management of surface water and protection of groundwater is part of the 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 Thomastown. The use of Sustainable Drainage Systems (SuDS) as required under the development management standards of the CDP, 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. Kilkenny County Council and the Environmental Protection Agency carry out water quality monitoring in these water bodies 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.

The EU Water Framework Directive (WFD) seeks to protect and restore water quality, which is done through the implementation of River Basin Management Plans (RBMPs). Thomastown 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 Nore in Thomastown for 2010 – 2015 is “good”.

Works to address a surface water issue at Cloughabrody have been recently approved and provide for the rehabilitation of the existing culvert which includes concrete repairs to the roof slab and the insertion of a Structural GPR Liner. The works to commence this project are intended to proceed in early 2019.

INF2 – Surface Water

It is the policy of the Council to maintain and enhance the existing surface water drainage systems in Thomastown 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 Council:

INFO2.1: To carry out surface water infrastructure improvement works including the culvert project at Cloughabrody as required.

INFO2.2: To maintain, improve and enhance, where possible, the environmental and ecological quality of surface waters and groundwater in Thomastown 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 Nore, the Council recognises 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 LAP and is attached as Appendix 1 to the Strategic Environmental Assessment Screening Report. This SFRA was an iterative process, and informed the making of the Plan. There is a recognised history of flooding in Thomastown with recent events causing significant damage to properties in the town. Areas that have been identified as at risk of flooding are identified on the Flood Risk Map contained in the SFRA.

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.

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 Thomastown has been identified by the CFRAM programme to be progressed at an estimated cost of €12.7 million. The project, when completed, will protect 135 properties with embankments and walls, set back where possible from the river channel.

In addition to the proposed flood relief scheme for Thomastown, a Pilot 'Individual Property Protection' (IPP) Scheme is underway which may assist in reducing the flood risk to a number of properties in the town. 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.

Notwithstanding the proposed Flood Alleviation works, the LAP avoids development in areas at risk of flooding and has substituted vulnerable land uses with a less vulnerable use 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.

INF3 Flood Risk Management

It is the policy of the Council to manage flood risk in Thomastown 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 Council:

INFO3.1: To manage flood risk in Thomastown 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).

INFO3.2: 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.

INFO3.3: To support and co-operate with the OPW in delivering flood alleviation work under the South Eastern CFRAM Programme, whilst maximising the protection of the integrity of the medieval town.

INFO3.4: There shall be no overall increase in the quantum of risk including no increase in density of use or vulnerability of individual use in areas identified as Flood Zone A along Mill Street (See SFRA).

INFO3.5: To require the preparation of Drainage Impact Assessments, in line with the SFRA for this LAP, for all development proposals within the plan area.

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 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 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. There is a Metropolitan Area Network (MAN) in Thomastown. However, the Department of Communications, Climate Action and Environment identify that Thomastown is mostly supplied by commercial operators, with a small area identified as National Broadband Plan intervention area⁶. Commercial operators are continuing to enhance their services in these areas to improve access to high speed broadband and this will benefit Thomastown's local economy and attractiveness going forward.

⁶ National Broadband Plan (High Speed Broadband Map), Dept of Communications, Climate Action & Environment

INF4 Energy and Communications

It is the policy of the Council to promote and facilitate the development and renewal of energy and communications networks in Thomastown, while protecting the amenities of the town.

Objectives

It is an objective of the Council:

INFO4.1: To support and facilitate the provision of telecommunications infrastructure, including broadband, in Thomastown, 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 LAP area subject to consideration of environmental, conservation and visual requirements.

11.0 Urban Design

SO8: To ensure development proposals conform to best practice urban design principles to deliver well planned and integrated development including renewal and regeneration that will enhance the town and improve the quality of life of its residents and phase new development to ensure that it occurs in an orderly and efficient manner .

11.1 URBAN DESIGN

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

11.2 URBAN DESIGN PRINCIPLES

This section sets out the urban design framework for the LAP area in Thomastown. The framework will contribute to an urban environment that will reflect the character of Thomastown whilst enhancing its distinctive identity through the creation of a sense of place and integrating new development into the existing town and provides a mix of dwelling types. The existing natural environment, biodiversity and heritage features are all key urban design opportunities.

The policies and objectives contained in this 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. A number of themes emerge from these sections, including strategies through which distinct residential neighbourhoods may be developed. This approach will help to minimise the impact of new development and integrate new development into the existing town of Thomastown. The development framework set out below provides urban design guidance at both a general and local LAP development area level.

11.3 MASTERPLAN LANDS

In accordance with both the sequential approach identified in the core strategy of this Local Area Plan and Section 3.8 of the *Guidelines on Sustainable Residential Development in Urban Areas*, this LAP includes design briefs for Masterplan Areas to promote the development of a number of key areas within the town.

11.3.1 Masterplan Lands

A masterplanning approach should be undertaken by the project proponent and the output submitted to the 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 streets, squares and open spaces relate to the development area and how these areas could be better connected

- Suggested relationships between buildings and public spaces; and
- An understanding of how new neighbourhoods are integrated into the surrounding urban context and natural environment.

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

Masterplan 1 (New Residential): Ladyswell Street to Sheephouse Lane

As set out above a masterplan approach is required for this area, which includes a significant area of underutilised land to the west of the Mixed Use lands currently in state ownership and the site of the HSE Primary Care Centre at Ladyswell Street. The focus of this masterplan will be the release of lands to meet the housing need in addition to the delivery of a pedestrian and cycle route that connects the neighbourhoods to the north of Thomastown in the Cloughabrody/Dublin Road Area with the railway station. New development at this location will be required to address both the natural topography of lands and the amenity zoned lands to the south in addition to enhanced permeability to the town centre.

The masterplan shall be prepared by, or on behalf of Kilkenny County Council and shall consist of a written statement and a plan or series of plans indicating the objectives in appropriate detail, to include, *inter alia*, the following details:

- Opportunities for movement into and through the site to Sheephouse Lane. The principal vehicular access shall be via the permitted entrance from Ladyswell Street. Pedestrian and cycle links should provide for obvious desire lines to the train station as a priority with additional desire lines from the surrounding area including enhanced connections to the town centre where possible. Such proposals should be in accordance with Design Manual for Urban Roads and Streets (DMURS) (2013);
- Provide a high quality layout with a range of house types including older persons houses;
- Adequate conservation proposals for the recorded monuments on Ladyswell Street on the basis of condition surveys completed and approved by the Kilkenny County Council Heritage Officer;
- Identify, where appropriate, a potential location for a childcare facility
- Opportunities for the ETB school, as needs arise



Figure 11.1 Location of Masterplan 1 lands

Masterplan 2 (Low Density Residential): Cloughabrody (Rear of Maudlin Court)

As set out above, a masterplan approach is required for the area to the rear of Maudlin Court. This masterplan will focus on achieving high quality design of circa 2 ha of land zoned for low density residential development of serviced sites. Masterplan proposals must be submitted and agreed with Kilkenny County Council in advance of any applications. The proposed design should:

- Provide a high quality layout with a range of house types
- Identify access to the lands
- Identify linkages, both pedestrian and cycle, where appropriate, with existing developments in the surrounding area; and
- Identify measures to achieve zero or low carbon development, through the integration of renewable energy proposals and energy efficient design.



Figure 11.2 Location of Masterplan 2 lands

MP1 - Masterplan

It is the policy of the Council to promote the release and development of lands identified for new development within the LAP area.

Objectives

It is an objective of the Council:

MPO1.1: To prepare a masterplan for the lands west of Ladyswell Street in co-operation with relevant stakeholders, and to actively secure the implementation of these plans and the achievement of the specific objectives including the delivery of a high quality pedestrian/cycle route to the train station.

MPO1.2: To require the preparation of a masterplan for the lands identified 'Masterplan 2' Low Density Residential at Cloughabrody.

12.0 Implementation & Development Management Standards

SO9: To phase new development to ensure that it occurs in an orderly and efficient manner in accordance with proper planning and sustainable development.

12.1 IMPLEMENTATION STRATEGY

This LAP sets out a clear vision for Thomastown into the future. This vision is in accordance with the role identified for the town at a local, county and regional context and seeks to make Thomastown 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 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 County Council, and other organisations in Thomastown will be encouraged to participate whenever possible in the implementation of the policies and objectives of this plan, to move the town forward.

12.1 DEVELOPMENT MANAGEMENT

This LAP outlines specific policies and objectives of the Council with regard to developing Thomastown. The overarching policies and objectives of the Kilkenny County Development Plan also apply, specifically the Development Management Standards set out in Chapter 12. Where conflict exists between the LAP and the CDP, the CDP will take precedence unless specifically outlined in this LAP.

DEV1 – Development Management Standards

It is an objective of the Council:

DEVO1.1: To encourage the appropriate development and redevelopment of lands within the LAP area subject to compliance with the relevant development management standards of the County Development Plan (CDP).

12.1.1 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 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.

Strategic Objective	Infrastructure Requirements	Key Delivery Partners
Improved access to rail services from north of the town through the provision of a high quality green link through the masterplan lands at Ladyswell Street	High quality pedestrian and cycle route	Project proponent/local stakeholders

Table 12.1 Infrastructure Delivery Schedule

Thomastown Local Area Plan 2019 Zoning Objectives

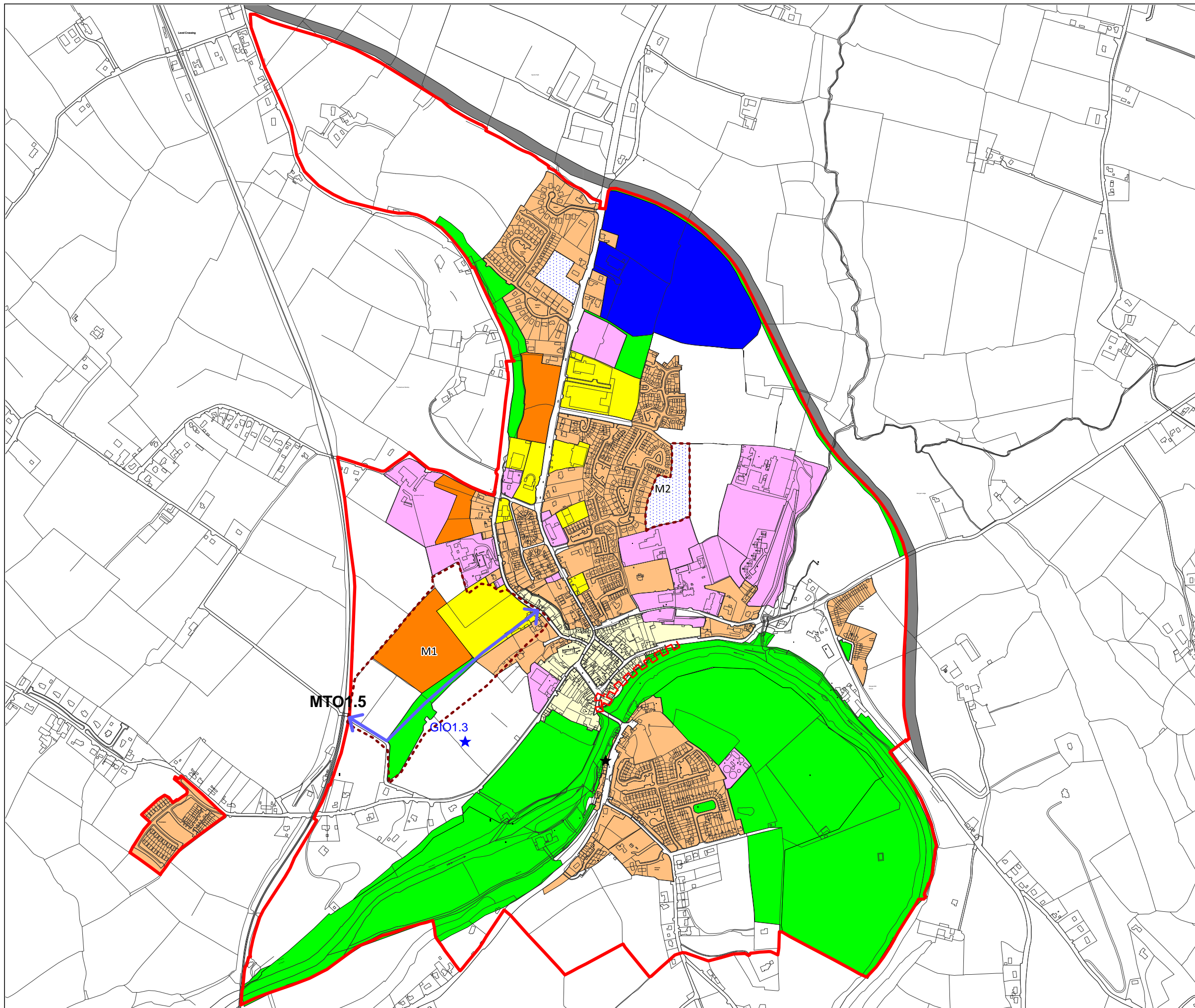
- Plan Boundary
- Line of R700 Relief Road

- Agriculture
- Community Facilities
- Existing Residential
- Industrial
- Low density Residential
- Mixed Use
- New Residential
- Open Space/biodiversity Conservation
- Town Centre

- M1 Masterplan area

Objectives

- Movement and Transport Obj. 1.5
- ⏏ Tourism Obj. 2.4
- ★ Infrastructure Obj. 3.4
- ★ Green Infrastructure Obj. 1.3



Date: April 2019
 Scale: 1: 10,000 @ A3
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Appendix A: Land Use Zoning Objectives

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 the LAP 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 6.4: Housing on Lands Zoned for Agriculture.

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 Facilities

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).

In any future development, or redevelopment, of the lands of this zone at Station Road, uses at ground floor level should be limited to water compatible or less vulnerable uses with a site specific FRA in line with the SFRA accompanying this LAP. There should be no increase in the vulnerability of the development.

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.

Industrial

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).

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.)

Mixed Use

Objective: To allow a flexible approach to development that supports the vitality and viability of the town centre

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

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

Open Space

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

Permissible Uses: Open Spaces

Open for Consideration: Open Spaces/Cultural & Leisure uses

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

Town Centre

Objective: To protect, improve and provide for the future development of the town centre.

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

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

Development shall be allocated sequentially through this 'zone', with highly vulnerable development to the north (within Flood Zone C) and at first floor levels. There shall be no overall increase in the quantum of risk including no increase in density of use or vulnerability of individual uses on lands zoned Town Centre (See SFRA).

Appendix B: Record of Protected Structures

Thomastown Local Area Plan | 2019

ADDRESS	DESCRIPTION	DETAILED DESCRIPTION	LOCATION	NIAH REF	RPS REF
Thomastown	Catholic Church	Gothic Revival Catholic church, built 1859-67 for Reverend Nicholas Kealy (d. 1874) to designs attributable to James Joseph McCarthy (1817-82) forming a prominent landmark on an elevated site overlooking Thomastown	Chapel Lane (E)	12317048	C219
Thomastown	Church Tower and Former School (CYMS Hall)	(i) Freestanding single-bay three-stage tower, built 1823, and (ii) detached seven-bay single-storey over basement national school, c.1825, on a symmetrical plan with seven-bay two-storey over raised base rear (south) elevation, buttressed from below	Chapel Lane (S)	12317046-47	C220
Thomastown	C of I Church	Detached three-bay double-height single-cell Board of First Fruits Church of Ireland church, built 1819, with single-bay three-stage entrance tower to west on a square plan	Market Street (N)	12317019	C221
Thomastown	'Blackberry', House and shop front	Formerly 'J. O'Reilly' shoemaker's house and shop. Now Blackberry Café. End-of-terrace three-bay two-storey house with dormer attic, c.1775, on a corner site with two-bay two-storey side (north-west) elevation.	Market Street (W)	12317018	C222
Thomastown	House and shop front	Terraced two-bay two-storey house, c.1825. Renovated, pre-1904, with shop front inserted to left ground floor. Now in use as offices	Market Street (W)	12317016	C223
Thomastown	'Ryan and Sons', shop front	"Ryan and Sons" shop front. Terraced two-bay two-storey house, c.1800, on a corner site with four-bay two-storey side (south-east) elevation.	Pipe Street (Cnr)	12317036	C224
Thomastown	House and shop	End of terrace, three-bay, two-storey house with shop front to ground floor.	Logan Street	N/A	C225
Thomastown	House and shop	Terraced, three-bay, three-storey house with shop front to ground floor (Lucky Crown).	Logan Street (E) facing down Pipe Street	N/A	C226
Thomastown	House and shop front	'Framewell'. End-of-terrace three-bay two-storey house, c.1875, possibly incorporating fabric of earlier house, pre-1840, on site with shop front to right ground floor with fluted pilasters (paired),	Logan Street (E)	12317059	C227
Thomastown	Thomastown Sessions House, Courthouse	The Sessions House. Attached three-bay single- and two-storey Classical-style courthouse, c.1825, possibly originally detached comprising single-bay double-height gable-fronted central block with single-bay single-storey recessed flanking entrance bays.	Logan Street (E)	12317058	C228
Thomastown	Public House and Shopfront	Public house on corner site. Logan St.: two-bay, three-storey structure on corner with pub front to ground floor, flanked by two-bay, two-storey structure to the N. Low St.: four-bay, three-storey structure flanked to the east by single bay, two-storey stru	Logan Street, Low Street corner	N/A	C229
Thomastown	House and shop front	Terraced, three-bay, one-and-a-half-storey house with dormer attic, with shop front to ground floor	Low Street	N/A	C230
Thomastown	House and shop front	Terraced, four-bay, two-storey house with shop front to ground floor. Cornice and segmental headed windows.	Low Street	N/A	C231
Thomastown	House	Building opposite Garda Station. Terraced four-bay two-storey house, c.1825, possibly originally two separate two-bay two-storey houses. Extensively renovated, pre-1904, with shopfront inserted to right ground floor	Low Street	12317077	C232
Thomastown	'L Mullins', House	End-of-terrace two-bay three-storey house, c.1825, on a corner site possibly originally two separate single-bay three-storey houses with three-bay three-storey rear (south-east) elevation.	Low Street (S)	12317067	C233
Thomastown	House and Shopfront	"D. Murphy" has good Edwardian shopfront with gilded lettering on glass and ceramic panels. End-of-terrace two-bay two-storey house, c.1825. Renovated, post-1904, with shopfront inserted to ground floor.	Low Street (S)	12317070	C234
Thomastown	House	Attached three-bay two-storey house, c.1800. Refenestrated, c.1925	Low Street (S)	12317071	C235
Thomastown	Tower House and outbuilding	(i) Attached two-bay three-stage rubble stone fortified tower house, c.1500. (ii) Attached two-bay three-storey outbuilding, c.1700. Refenestrated, c.1850. In use as warehouse, pre-1973.	Low Street (S)	12317072-73	C236
Thomastown	'F McConville', House	Terraced three-bay three-storey house, c.1825.	Low Street (S)	12317074	C237
Thomastown	Garda Barracks	End-of-terrace five-bay three-storey building, c.1900, possibly originally bank or Royal Irish Constabulary barracks with three-bay two-storey recessed central bay to upper floors. Renovated, 1928, to accommodate use as Garda Síochána Station.	Low Street (S)	12317076	C238
Thomastown	Tower House	'Freestanding single-bay four-stage tower house, c.1350, on a square plan. Now in ruins.	Beside bridge and North of River	12317008	C239
Thomastown	Bridge	Five-arch rubble limestone road bridge over river, built 1792, incorporating fabric of earlier bridge, post-1763. Repaired, 1947. Renovated, post-1973, with deck remodelled.	Over River Nore	12317011	C240; D25
Thomastown	'The Bridge Brook Arms' Public House	Attached three-bay three-storey house with dormer attic, c.1775, originally detached with single-bay two-storey lower return to south-east. Refenestrated, c.1900. Facing the bridge	Mill Street	12317009	C241
Thomastown	Public House	'The Coach House', public house, T-Plan building, two-bay, three-storey gable	Mill Street	N/A	C243

		elevation faces the street flanked by two-bay, two-storey wings				
Thomastown	House	Freestanding, four-bay, two-storey house with carriage arch, exposed stone to first floor, rendered to ground floor.	Mill Street	N/A	C244	
Thomastown	House	Detached two-bay two-storey house with dormer attic, c.1800, on a corner site possibly over basement with single-bay two-storey canted projecting end bay to left, hipped slate roof.	Mill Street, The Mall, corner site	12317001	C245	
Thomastown	Houses, row of three	Row of three houses on west side of street; all two-storeys, two of two-bays and one of three bays.	Mill Street	12317099	C247	
Thomastown	House	Former mill owner's house. Detached three-bay two-storey over basement mill owner's house, c.1825, on an L-shaped plan with single-bay single-storey gabled projecting porch to centre ground floor having canted bay window.	Mill Street	12317002	C248	
Thomastown	Mill (Flour) and House	Flour mill on the island and mill owner's house; a long 2 storey building with wide doorcase dating from the early 19th Century	Mill Street	12317080	C249; D7	
Thomastown	Mill (Flour)	Grennan Flour Mill. Flour mill complex, c.1775, including : (i) Detached fourteen-bay five-storey flour mill. Detached two-bay single-storey over base waterwheel house to north. Gateway to north comprising pair of limestone ashlar piers.	Mill Street	12317005	C250	
Thomastown	Former workhouse complex	Old Union workhouse now St. Columba's Hospital, built 1846	East of the town	12317052	C251	
Thomastown	Warehouse	Detached eight-bay, four-storey warehouse, c.1825	Mill Street (off)	12317006	C570	
Thomastown	Grenan House	Detached, five-bay, three-storey, c.1800	Mill Street (off)	12317007	C571	
Thomastown	House	Terraced, two-bay, two-storey house with dormer attic, c.1850	Market Street	12317089	C572	
Thomastown	Waterpump	Freestanding cast-iron water pump, c.1875	Logan Street	12317094	C573	
Thomastown	House	Terraced, three-bay, two-storey house, c.1825.	Low Street,	12317012	C574	
Thomastown	House	Terraced, two-bay, three-storey house, c.1850	Market Street	12317013	C575	
Thomastown	House	Terraced, three-bay, two-storey house, c.1825.	Market Street	12317014	C576	
Thomastown	House	Terraced, two-bay, two-storey house, c.1850	Market Street	12317015	C577	
Thomastown	Graveyard, Catholic	Graveyard with various cut-stone markers, post 1770 to present	Chapel Lane	12317090	C578	
Thomastown	Bank of Ireland	Terraced, four-bay, two-storey bank, c. 1875	Market Street	12317017	C579	
Thomastown	House	Terraced, four-bay, two-storey house, c.1850.	Nore View Terrace	12317091	C580	
Thomastown	Dwelling	End of terrace, three-bay, two-storey house, c.1850	Maudlin Street	12317043	C581	
Thomastown	House	End of terrace, five-bay, two-storey house, c.1825	Pipe Street	12317020	C582	
Thomastown	House	Terraced, three-bay, two-storey house, c.1850	Lady's Well Street	12317021	C583	
Thomastown	House	End of terrace, three-bay, two-storey house, c.1850	Lady's Well Street	12317022	C584	
Thomastown	House	Detached, three-bay, two-storey house with dormer attic, c.1825	Lady's Well Street	12317024	C585	
Thomastown	House	Detached, three-bay, two-storey over part raised basement house, c.1725.	Lady's Well Street	12317025	C586	
Thomastown	Abbey View House	Detached, three-bay, two-storey over part raised basement house, c.1725.	Lady's Well Street	12317026	C587	
Thomastown	Tinteann	End of terrace single-bay, single-storey house with half dormer attic, c. 1825	Lady's Well Street	12317027	C588	
Thomastown	House	Terraced, three-bay, two-storey house, c.1825	Lady's Well Street	12317028	C589	
Thomastown	House	Attached, three-bay, single-storey house, c.1800	Lady's Well Street	12317029	C590	
Thomastown	House	Terraced, three-bay, three-storey house, c.1775.	Lady's Well Street	12317037	C592	
Thomastown	House	Terraced three bay three storey gable fronted house, c. 1775	Maudlin Street	12317038	C593	
Thomastown	House	Attached, three-bay, two-storey house, c.1850	Lady's Well Street	12317033	C594	
Thomastown	Gateway	Gateway, c. 1800, comprising elliptical headed carriageway with tooled limestone ashlar piers	Lady's Well Street	12317034	C595	
Thomastown	House	Detached, three-bay, two-storey house, c.1850	The Quay	12317093	C597	
Thomastown	'Eddie Murphy'	End of terrace, four-bay, two-storey house, c.1900	Low Street	12317096	C598	
Thomastown	Post Box	Wall-mounted, cast-iron post box, between 1901-10	Burrellspark	12317097	C599	
Thomastown	Railway Station	Railway three-bay single-storey passenger shelter, c.1875	Thomastown	12317098	C600	
Thomastown	Dwelling at Maudlin Street	Terraced, three-bay, two-storey house, c.1850	Maudlin Street	12317041	C602	
Thomastown	Dwelling at Maudlin	Terraced, three-bay, two-storey house, c.1850	Maudlin	12317042	C603	

	Street			Street		
Thomastown	Tower House	Attached, single-bay, five stage building, c. 1825, on a square plan.		The Quay (Off)	12317101	C604
Thomastown	Dwelling at Maudlin Street	Attached, single-bay, single-storey house with dormer attic, c. 1850		Maudlin Street	12317044	C605
Thomastown	St. Joseph's Nursing Home	Detached eleven-bay, two-storey convent with dormer attic, c.1875		Chapel Lane	12317049	C607
Thomastown	National School (former)	Detached, four-bay, double-height National School, dated 1910		Chapel Lane	12317050	C608
Thomastown	House	End of terrace, two-bay, two-storey house, c. 1850		Nore View Terrace	12317051	C609
Thomastown	House 'Mary's'	Detached, three-bay, two-storey building with dormer attic, c. 1850		The Quay	12317053	C610
Thomastown	House	Detached, three-bay, two-storey building with dormer attic, c. 1850		The Quay	12317054	C611
Thomastown	House	End of terrace, four-bay, two-storey house, c.1850.		Nore View Terrace	12317092	C612
Thomastown	House	Terraced, three-bay, two-storey house, c.1850.		Logan Street	12317056	C613
Thomastown	'Carroll's'	Terraced, three-bay, three-storey house, c.1900		Logan Street	12317057	C614
Thomastown	House	Terraced, three-bay, two-storey house, c.1800.		Logan Street	12317060	C615
Thomastown	Probation and Welfare Service	Terraced, three-bay, two-storey house, c.1775, possibly with dormer attic		Logan Street	12317061	C616
Thomastown	House	Terraced, two-bay, three-storey house, c.1750		Pipe Street	12317062	C617
Thomastown	Concert Hall	Attached three-bay, double-height gable-fronted classical-style concert hall, c. 1910		Marsh's Street	12317063	C618
Thomastown	'Healy's'	End of terrace, three bay, two storey house, c.1825		Market Street	12317064	C619
Thomastown	House	Terraced three-bay, two-storey house, c.1875		Market Street	12317065	C620
Thomastown	Nore Townhouse	Terraced, three-bay, three-storey house, c.1800		Market Street	12317066	C621
Thomastown	'Simon Treacy Hardware'	Terraced, four-bay, three-storey house, c.1825		Low Street	12317068	C622
Thomastown	House	Terraced, two-bay, three-storey house, c. 1825		Low Street	12317069	C623
Thomastown	Department of Social Welfare	Terraced, three-bay, three-bay storey house with dormer attic, c.1825		Low Street	12317075	C624
Thomastown	Bridge over mill race	Two-arch rubble stone road bridge over mill race, c. 1800.		Mill Street (off)	12317079	C626
Thomastown	Railway Bridge	Single-arch railway bridge over road, opened 1850		Thomastown Mill Street	12317082	C628
Thomastown	Dwelling at Maudlin Street	Terraced, single-bay, two-storey house, c.1850		Maudlin Street	12317040	C629
Thomastown	Railway Bridge	Single-arch road bridge over railway line, opened 1848.		Thomastown	12317084	C630
Thomastown	Signal Box	Freestanding single-bay, two-storey signal box, c.1875		Thomastown Railway	12317085	C631
Thomastown	Glebe House (Rectory)	Detached, three-bay, two-storey over basement Board of First Fruits glebe house, built 1806.		Thomastown	12317086	C632
Thomastown	Terraced two-storey house	Terraced four-bay two-storey house, c. 1825, possibly originally two separate two-bay two-storey houses		Low Street	12317077	C863
Thomastown	Quay	Disused remains of river frontage on left bank of Nore at east end of town.		East end of town	N/A	D103
Thomastown	Arland's Inch Mill	Small three-storey cornmill, now refurbished as a house / offices on left bank of Nore above Thomastown.		On left bank of Nore	12317081	D116
Thomastown	Tannery	Ruinous remains of former tannery; still retains tanning pits and brick chimney.		Lady's Well Street	12317035	D149
Thomastown	Bridge	6 segmental spans of varying size. Apparently erected c. 1790, although an inscribed stone plaque is now indecipherable. The bridge has recently been improved with the addition of a cantilevered concrete footpath on the downstream side...		Over the River Nore	12317011	D25 & C240
Thomastown	Railway Station	Detached three-bay two-storey gable-fronted Tudor Revival railway station, opened 1848, on a T-shaped plan (ii) Freestanding single-bay two-storey signal box, c.1875 (iii) Detached three-bay single-storey passenger shelter, c.1875. (iv) goods shed.			12317083, 12317085, 12317098	D91
Thomastown Grenan	Country House	Three-bay, two-storey house, now in ruins.		W bank of Nore, SE of Thomastown	N/A	C252
Thomastown	House	Terraced, single-bay, two-storey house, c.1850		Maudlin Street	12317039	C813
Thomastown	House	Small scale 19th century cottage containing original windows and scale, representing early town periphery dwelling		The Mall	12317087	C1058

Appendix C: Record of Monuments & Places

No.	Item	RM Reference
1	Town	KK028-040----
2	Road / Road Trackway	KK028-040015-
3	Bridge	KK028-040016-
4	Church	KK028-040001-
5	High Cross	KK028-040002-
6	Tomb	KK028-040003-
7	Ogham Stone	KK028-040004-
8	House – Fortified House	KK028-040005-
9	Architectural Fragment	KK028-040006-
10	Architectural Fragment	KK028-040007-
11	Font	KK028-040008-
12	Cross possible	KK028-040009-
13	House – Fortified House	KK028-040010-
14	Town Defences	KK028-040011-
15	Redundant Record	KK028-040017-
16	Market Cross	KK028-040018-
17	Armorial Plaque	KK028-040019-
18	Armorial Plaque	KK028-040020-
19	Graveyard	KK028-040021-
20	Castle – Unclassified	KK028-090---
21	House 16 th /17 th Century	KK028-090----

Appendix D Menu of appropriate Objectives/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;