

Kilcash Local Area Plan (LAP) 2006.

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Section 1. Aims and Context.

1.0 Legal Basis of LAP

The legal basis for this LAP is provided by the Planning and Development Acts 2000-2002 (Sections 18 and 19). The Act provides for the preparation of Local Area Plans (LAPs) for any part of the functional area of a Planning Authority. A local area plan shall be consistent with the objectives of the County Development Plan. It may include objectives for the zoning of land for the use solely or primarily of particular areas for particular purposes, or such other objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards of design of developments and structures.

This LAP has been prepared by South Tipperary County Council (from here referred to as the Council), is in accordance with the South Tipperary County Development Plan 2003 and was made by South Tipperary County Council on the 3rd April 2006. It should be noted that legislation does not allow for the addition of Protected Structures, listed trees and views, Special Areas of Conservation (SAC's) or Natural Heritage Areas (NHA's) through the local area plan preparation process. Reference should be made to the relevant Appendix of the county development plan in this regard as they apply to the LAP area.

The following list of Appendices set out in the South Tipperary County Development Plan 2003 includes designations relevant to the LAP:

| | |
|------------|---|
| Appendix 3 | Protected Structures |
| Appendix 4 | Natural Heritage Areas (NHA'a) Special Areas of Conservation (SAC's) |
| Appendix 5 | Protected Trees |
| Appendix 6 | Protected Views |
| Appendix 9 | Architectural Conservation Areas |

1.1 Functions and Aims of the LAP

The main functions of the LAP are:

1. To examine the pattern and extent of growth of the area in recent years;
2. To identify lands for appropriate uses, to provide a policy framework to ensure the sustainable development of the area and to identify objectives for the physical development of the area. These policies and objectives shall be implemented over the lifetime of the LAP;
3. To provide the basis for assessing the detailed planning applications submitted to the planning authority in such a way that the area can encourage and assimilate change, which is essential to future sustainable development; and,
4. To ensure where possible the conservation of heritage and cultural assets in the plan area.

The aim of the Kilcash LAP is to ensure the proper planning and sustainable development of the defined plan area. It will therefore facilitate the coordinated social, economic, cultural and environmental development of the area and the conservation and enhancement of its natural and built environment. The duration of the LAP will be for a period of 6 years from the date of its adoption i.e. 2006-2011.

1.2 LAP Context

The village of Kilcash is located circa 10 km north east of Clonmel, 9 km north west of Carrick on Suir and 2 km north of the national secondary road N76, Clonmel to Kilkenny road. The village lies along the 250 metre contour line on the southern slopes of Sliabh na mBan with extensive views south across the Suir valley towards the Comeragh Mountains and is reasonably well defined, being centred around the public area in the vicinity of the church, school, village buildings and the community hall. The village as defined in the Clonmel Environs Development Plan 2000 has experienced little development and population growth during the life of the previous plan where planning permission has been granted by South Tipperary County Council in January 2006 for 30 dwelling units on the southern boundary of the village. The village is located

within the Electoral Division (E.D.) of Kilcash. Population figures for this E.D. are shown in Table 1 below.

Table 1. Population Trends

| Electoral Division | 1991 | 1996 | 2002 |
|---------------------------|-------------|-------------|-------------|
| Kilcash | 500 | 523 | 594 |

As can be seen from the table, there has been an increase in population of 12% over the last intercensal period (1996-2002) which is in excess of that experienced in the county (4.9%) and in excess of that experienced nationally (8%); however it is worth noting that the nearby village of Ballypatrick and extensive rural areas are also located within this E.D.



Panoramic Views South across the Village

1.3 Land Use Capacity Analysis

Table 2 below sets out the quantity of zoned lands identified in the Clonmel Environs Development Plan 2000 relevant to Kilcash and areas proposed for zoning in the LAP. The public consultation process has identified some concerns regarding the threats of inappropriate or over development of the village. It is considered that future housing development should reflect the overall character of the existing rural village context and should not detract from the exposed and elevated location of the village. The Council would consider that these concerns are reasonable.

Table 9 of the draft South Tipperary County Housing Strategy 2004-2009 sets out the total lands zoned for residential use in the county and assumes that should only 50% of residential development land capacity be realised, there would be sufficient lands zoned to cater for residential development to 2009.

Taking cognisance of the attractiveness of the village as a place to live, the high quality of environments in the vicinity and the proximity of the village to Clonmel, Waterford, Kilkenny and Carrick on Suir, the Council considers that there will be continued pressure for development in the medium to long term and particularly during the life of this plan.

Table 2. Land Use Capacity

| Land Use Zoning Objective | Clonmel Environs Development Plan 2000 | Proposed Zoning Areas |
|---------------------------|--|-----------------------|
| New Residential | 4.1 | 5.7* |
| Employment | NA | 0.16 |
| Amenity | 2.1 | 2.9 |
| Social & Public | 1.2 | 1.1 |
| Village Centre | NA | 0.47 |

* Residentially zoned lands with the benefit of a planning permission but not yet developed are also included in this figure.

The Planning Authority has identified new lands for residential and mixed use development located on the lower/southern side of the village and has removed such zonings from elevated lands north of the village. The extent of these lands is set out in Map 1 of the LAP and detailed requirements regarding future development of the area are outlined in Policy DEV.1 and Section 2 of the LAP.



Existing Village Character

As with the new residentially zoned lands, all lands zoned for village employment are located on the southern side of the village. It is considered that any commercial development will take place on lands identified for village centre development.

1.4 Public Consultation Issues

A public consultation meeting took place in the Community Hall on the 19th April 2006 at which a number of issues were raised by those present. An extensive list of issues were

identified, most of which can be accommodated in the LAP. These are set out in Section 2.4 and elsewhere in the LAP. Section 4 gives a comprehensive schedule of the issues raised.

1.5 Relevant Plans

The 1996 County Development Plan recommended that a detailed planning and development strategy be prepared for the rural area in the vicinity of Clonmel. This was completed in October 1998. Subsequently the Clonmel Environs Development Plan was adopted on the 4th December 2000, which is currently the statutory plan relevant to the LAP area.

The South Tipperary County Development Plan was adopted on the 6th October 2003. The policies and objectives set out in the LAP are consistent with those of the county development plan and all relevant policy documents/strategies and amendments/variations thereto which take place during the life of the LAP.

Most recently a variation of the Clonmel Environs Development Plan 2000 concerning the extension of the Kilcash village boundary to accommodate new housing development was made by South Tipperary County Council on the 7th January 2006.

Section 2. Policies and Objectives.

2.0 Residential Development

The LAP has identified circa 5.7 hectares of land within the LAP boundary for residential use. This takes account of 2.2 hectares which are currently under development. The lands have been identified as suitable due to their low lying topography, their location on the immediate periphery of the existing village, their access to existing and proposed services and the opportunity they provide for improving and consolidating the village. A number of specific objectives have been set out in Section 2.4 of the LAP with regard to the individual land parcels.

These lands have the capacity to provide for circa 66 dwelling units at an average gross density of 15 units per hectare. Given the current occupation rate of 2.73¹ persons per dwelling unit, this provides capacity for an additional 178 persons within the village.



Vernacular House Design

Given the location of zoned lands in close proximity to the village centre and the existing rural character of the village, any proposed development should add to the character of the village centre and provide a sense of place for new extensions to the village. All proposed house designs shall incorporate elements of vernacular house designs prevalent in the area while scheme layouts shall ensure that the overall development creates its own identity, can be accommodated on existing contour levels without requiring excessive excavation, ensure houses are located so as to have regard to the existing contour levels and shall ensure a high quality of landscaping

throughout. Poorly designed suburban housing estates will not be permitted. Building height restrictions of 1 – 1.5 stories will be required on more exposed locations as identified in Section 2.4 and the associated maps. Access from each new housing development shall accommodate safe pedestrian linkages to the village centre through the provision of appropriate pavements, road crossings and public lighting. Where access routes traverse amenity zoned lands, high quality landscaping shall be required.

Policy DEV 1: New Residential Development

It is the policy of the Council to permit housing development on all residentially zoned lands as identified on Map 1 subject to such development being in accordance with the requirements of the South Tipperary County Development Plan 2003 and the Kilcash LAP 2006.

The following minimum requirements shall be provided by any new residential development within the LAP boundary:

- (i) Provision of satisfactory amenity and open space in compliance with Section 2.4 and 3 of the LAP and Section 8 and Appendix 1 of the South Tipperary County Development Plan 2003;
- (ii) Priority of movement and accessibility throughout the development for pedestrians and cyclists;
- (iii) Incorporation of existing vegetation, hedgerows, trees and natural features into the proposed development with the use of “soft” boundary treatments throughout;
- (iv) Satisfactory mix of housing types, heights and sizes, including affordable, adaptable and elderly housing. All designs should incorporate “green” technologies in their servicing and construction;

¹ Household formation rate taken from Section 3.1 of South Tipperary County Council Draft Housing Strategy Review 2004-2009

- (v) All proposed developments shall comply with Chapter 8 Design Guidelines and General Standards as set out in the South Tipperary County Development Plan 2003;
- (vi) The protection of all existing historical monuments, buildings, building fragments and archaeological material where appropriate; and,
- (vii) Compliance with Part V of the Planning and Development Acts 2000-2004 with regard to the provision of social and affordable housing.

In addition to policy DEV 1, the following policies in particular which are set out in the County Development Plan pertain to lands within the LAP boundary: *HSG 1: Housing on the Urban Fringe, HSG 4: Village Facilities, HSG 12: Social/Affordable Housing, HSG 13: Accommodation of the Travelling Community, HSG 14: Community Facilities, HSG 15: Childcare Facilities, ENV 9: Agricultural Buildings, ENV 17: Energy Usage & Renewable Energy, ENV 18: Telecommunication Apparatus, ENV 19: Satellite Dishes, ENV 25: Environmental Nuisance, ENV 26: Settlement Fringe, ENV 27: Approach Roads, ENV 28: Town/Village Improvements and ENV 31: Derelict Sites.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.1 Economy & Employment

The Planning Authority considers that the majority of employment opportunities available to residents of Kilcash are located in the nearby towns of Clonmel, Waterford, Carrick on Suir and Kilkenny and in agricultural practices elsewhere in the rural hinterland of the village. The role of the LAP in providing local employment is limited, however the plan supports such development through the zoning of land for such uses as set out in Table 2. Any proposed development will be required to provide a high quality environment to ensure the development does not detract from the visual and residential amenities of the village.

The following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *ECON 1: Employment Growth and Promotion, ECON 4: Environmental improvements in Employment Areas, ECON 5: Streetscape Improvements, ECON 6: Non-Conforming Uses, ECON 9: Tourism, ECON 10: Tourist Accommodation, ECON 12: Location of Tourist Facilities, ECON 14: Shopping, ECON 16: Settlement Centre Policy, ECON 17: Townscape Improvements, ECON 19: Advertising, ECON 21: Filling Stations and ENV 8: Agriculture.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.2 Environment, Amenity, Conservation & Heritage

There are a number of protected structures located in the village; however there are no listed trees, views or registered monuments located within the boundary of the LAP. These protected structures are identified in Appendix 3 of the South Tipperary County Development Plan 2003.



Recent Amenity Improvements

Lands zoned for amenity use in the LAP are located on the northern and more exposed area of the village while Section 3 of the LAP states that minimum requirements with regard to the provision of amenities within new housing developments shall be identified on an individual basis in consultation with the local community and South Tipperary County Council. A number of issues with regard to the provision of amenities within the village have been identified through the public consultation process and relevant issues have been identified as specific objectives in Section 2.4 of the LAP. The Council will seek the implementation of these objectives where

developments are proposed on relevant lands. There are a number of mature tree stands and hedgerows located within the boundary of the LAP which have not been officially identified in the

South Tipperary County Development Plan 2003 but which the Council will seek to retain as features where development is proposed.

The following policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *ENV 3: Groundwater protection, ENV 6: Surface Water Retention, ENV 34: Amenity, ENV 35: Large Scale Parks, ENV 36: Public Playgrounds, ENV 37: Neighbourhood Amenity, ENV 38: Residential Amenity, ENV 39: Passive Amenity, ENV 40: Contributions towards Recreational Needs, ENV 41: Rights of Way, ENV 42: Access to Rights of Way, ENV 44: Protected Structures, ENV 45: Archaeology, ENV 46: Tree Protection, ENV 47: Arts & Culture and ENV 53: Flood Risk.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.3 Infrastructure

2.3.1 Roads

The village is accessed by the local road network, the LP-2502-2 leading from the village to Ballypatrick and Grangemockler/Nine Mile House. Concerns have been raised regarding the inadequacy of the road between the village and Ballypatrick to cater for existing and future traffic levels. A number of other issues with regard to the improvement of traffic and pedestrian safety within the village have also been identified through the public consultation process and relevant issues have been identified as specific objectives in Section 2.4 of the LAP. As opportunities arise, the Council will seek to implement these objectives in the interest of general safety and amenity within the village.

2.3.2 Waste & Surface Water

There is currently no public waste water treatment plant in the village; however the Council does have a septic tank system serving local authority dwellings in Woodview Heights only. A new modular treatment plant is being developed in conjunction with permitted development on the lower/south side of the village and capacity of this plant can be augmented to service other developments in the village providing a new sewer network is developed. The Council will seek connection to this plant in the future in order to improve services in the village.

2.3.3 Water Supply

Water supply for Kilcash is obtained from the local Kilcash source which is part of the Clonmel Rural Water Supply Scheme and is delivered through a local piping network. There are a number of general deficiencies in the supply of water including:

- (i) Lack of sufficient available capacity to cater for excessive future demands;
- (ii) Difficulty in consistently meeting water quality standards in some schemes;
- (iii) Excessive losses due to an ageing distribution network; and,
- (iv) Inadequate storage capacity.

Taking cognisance of these deficiencies in the water supply, the Council proposes the upgrading of the Clonmel Rural Water Supply Scheme to include new treatment plants, improved distribution network, additional storage capacity and possibly the identification of new sources. Preliminary reports are currently being prepared on these issues and the Scheme is currently included in the national Water Services Investment Programme. The Council also propose to carry out an active water conservation programme to reduce unaccounted water to 35%.

The following infrastructural and service policies in particular, which are set out in the South Tipperary County Development Plan 2003 pertain to lands within the LAP boundary: *SERV 1 (ENV 3): Groundwater Protection, SERV 2 (ENV 6): Storm Water Retention, SERV 4: Wastewater treatment, TRANS 1: Pedestrian Rights, TRANS 2: Transport and Landuse, Trans 3: Route Corridors, TRANS 4: Preserving Road Capacity, TRANS 7: Contributions towards Improvement Works, TRANS 9: Bus Transport, TRANS 10: Bicycle Parking, TRANS 11: Traffic Impact Studies and TRANS 12: Road Safety Audits.* The design guidelines and general standards as set out in the South Tipperary County Development Plan 2003 also pertain.

2.4 Specific Objectives

SO.1 All housing units should be designed so as to be sympathetic to existing village character.

SO.2 Provide sufficient land for future expansion of the grave yard.

SO.3 Where development is proposed on relevant lands, the Council will seek the development of a designated viewing area in the village.

SO.4 The Council will seek the retention of existing trees and hedgerows as part of new developments.

SO.5 As opportunities arise the Council will carry out road, pavement and lighting improvements in the village which may incorporate traffic calming measures and which shall be of a design appropriate to the village context. The feasibility of erecting a pedestrian crossing in the village centre will also be considered.

SO.6 As opportunities arise and pending the completion and coming into operation of the public waste water treatment plant, the Council will seek the improvement and extension of the public sewer network throughout the village to service existing and future developments.

SO.7 Within the village, the Council will seek to promote local walking routes and flora/fauna on Sliabh na mBan through the erection of appropriate signage and by facilitating appropriate planting and landscaping.

SO.8 Where residential units are proposed on elevated lands zoned for existing residential development located at the north of the village, such proposals shall be single-storey only, shall not detract from existing residential and visual amenities, shall take account of existing contour levels and shall be strongly vernacular in scale, design and use of materials.

SO.9 Low density residential cluster type development of a maximum of 6 dwellings. Dwelling designs shall have a maximum height of 1.5 stories, shall be strongly vernacular in scale, design and use of materials and shall be accessed from the residential access road serving the neighbouring housing development currently under construction. The dwelling units could be developed on an individual basis thereby providing an appropriate alternative to one off dwellings elsewhere on the approached to the village. Alternative access may be provided directly from the public road and the overall scheme shall be extensively planted and landscaped in order to minimise the visual impact of the development.

SO.10 New housing development shall have a maximum height of 1.5 stories, shall be strongly vernacular in scale, design and use of materials and any proposed layout shall ensure dwellings are not overlooked from the neighbouring grave yard. Vehicular access should allow for the servicing of lands to the north of the site which may be considered suitable for development in the future.

SO.11 New residential development shall incorporate and develop adjoining amenity lands and ensure the satisfactory relocation of the bring facility in consultation with the local community and South Tipperary County Council.

SO.12 The Council will seek to provide group housing and/or halting bays (permanent/temporary) for two traveller families on suitably zoned land located within the LAP boundary.



Exploiting Views under Specific Objective SO.3

Section 3. Development Control

3.0 Development Control Standards

The control of development is a statutory process, and there is an obligation on the Planning Authority to ensure that permissions granted under the Planning and Development Acts 2000-2004 are consistent with the Policies and Objectives in the County Development Plan 2003. Proposals for new development within the LAP area shall be required to comply with the guidelines and development control standards as outlined within Chapter 8 and the Appendices of the County Development Plan 2003 and other guidelines set out in this LAP.

3.1 Enforcement

The Planning and Development Acts 2000-2004 give power to the Planning Authority to take enforcement action when development is started without planning permission, if conditions attached to a grant of planning permission have not been complied with, or when other breaches of planning control appear to have taken place. The Council will take enforcement action whenever it is appropriate to do so, having regard to the policies in this LAP and the County Development Plan 2003.

3.2 Development Contributions

Considerable sums of money have been and will continue to be expended by the Council in the provision of public services. The Council will require financial contributions towards the capital expenditure necessary for the provision of infrastructure works required which facilitate development. Such works include drainage, water supply, roads, footpaths and traffic management, open space and car parking. Standard development contributions are charged in accordance with the Development Contributions Scheme as adopted by South Tipperary County Council and which came into effect in March 2004 (or any subsequent revision thereof). Special contributions will also be required to cover specific exceptional costs not covered by the Scheme.

3.3 Design of Developments

All proposed development within the LAP area must adhere to the design parameters set out in Section 2 of the LAP, Appendix 1 of the South Tipperary County Development Plan 2003 and should reflect the rural and vernacular character of the village. South Tipperary County Council is currently formulating design guidelines for residential housing estates which once adopted will apply to the LAP area.

3.4 Community Facility Requirements

Section 2 of the LAP sets out the requirements on prospective developers to ensure future housing schemes are designed and constructed so as to insure integration into the existing village fabric and that adequate open space and amenities are provided also. Table 8.2 of the South Tipperary County Development Plan 2003 indicates the extent of community facilities required per head of population at each stage of village development; however, due to the size of anticipated village expansion (i.e. 178 persons maximum) alternative minimum open space standards will be required. In deciding on these minimum requirements, the extent and type of facilities to be provided, the developer(s) will be required to consult with the Council and local interest groups to ensure the optimum benefit is obtained from the amenity facilities to be provided as part of the development.

3.5 Exempt Development

Due to the designation of the village as a LAP, development of a class specified in column 1 of Part 3 of Schedule 2 of the Planning and Development Regulations 2001 relating to agricultural and miscellaneous rural development will not be considered exempt. Article 6(3) of the Planning and Development Regulations 2001 apply in this regard.

Section 4. Public Consultation Issues

4.0 Public Consultation

Set out below are the main issues identified at the initial public consultation meeting which took place at the Community Hall on the 19th April 2006. As can be observed from the schedule, a broad range of issues were identified, a number of which are not directly applicable to the policies and objectives of the LAP. Where this situation has arisen, the respective issues and concerns have been forwarded to the various departments within the Council for comment with the intention that issues which are not directly relevant to the LAP can be addressed in other programs of South Tipperary County Council. Section 2.4 of the LAP has accommodated issues which are relevant to the plan. The concerns identified have been broken into four main categories as follows:

- (i) Built Environment, Zoning and Land Use;
- (ii) Heritage, Environment, Tourism and Amenity;
- (iii) Transport and Infrastructure; and,
- (iv) Economic Development.

4.1 Built Environment, Zoning and Land Use.

- (i) New residential developments should be limited in overall size and scale in order to reflect village character.
- (ii) Rezone property to the east of the community hall from commercial to residential use.
- (iii) Provide extension to the graveyard.
- (iv) Extend boundary of the village to the north as set out on the submission map.

4.2 Heritage, Environment, Tourism and Amenity.

- (i) Provide map of walking routes and flora/fauna on Sliabh na mBan.
- (ii) Improve access route to Sliabh na mBan (laneway from public road to base of mountain walk).
- (iii) Maintain existing hedgerows especially where new developments occur.
- (iv) Retain objective 5 of the Clonmel Environs Development Plan 2000 with regard to provision of a viewing area within the village.

4.3 Transport and Infrastructure.

- (i) Ballypatrick road to be improved to accommodate increasing traffic volumes. Traffic calming measures to be incorporated. Surface water drain to be piped opposite Jack Keogh's to allow widening of the public road between Kilcash and Ballypatrick.
- (ii) Improve water quality/quantity.
- (iii) Existing properties within the village should be permitted to connect to new waste water treatment plant once commissioned. What would be the cost of such connection?
- (iv) Surface water management with regard to flood water off the mountain.
- (v) Provide pedestrian crossing at appropriate location in the village centre.
- (vi) What are the possible uses for lands which currently accommodate the septic tank for Woodview Heights?

4.4 Economic Development

- (i) LAP to allow provision for commercial development.
- (ii) LAP policies should encourage local employment activities.
- (iii) Planning fees and development contributions relevant to planning application and planning permissions should be retained in the area.

Table 3. Land Use Zoning Matrix (Uses not included below will be assessed on their own merits)

| Use Classes | R/R1 Residential | E Amenity | VC Village Centre | EMP Employment | S/P Social & Public |
|-----------------------------------|---------------------|--------------|-------------------------|-------------------|---------------------------|
| Abattoir | x | x | x | x | x |
| Advertising Structures/Panels | o | x | o | o | o |
| Agricultural Buildings/Structures | x | x | x | x | x |
| Bed and Breakfast (new structure) | o | x | √ | x | x |
| Bed and Breakfast (new use) | √ | o | √ | o | x |
| Betting Office | x | x | o | x | x |
| Caravan Park/Camping | o | x | √ | x | x |
| Car Park | o | x | √ | o | o |
| Cash and Carry Wholesale | X | x | x | o | x |
| Civic Amenity Site | x | x | o | o | o |
| Community Facility | √ | o | √ | o | √ |
| Crèche/Nursery School | √ | o | o | o | o |
| Dance hall/Disco/Cinema | x | x | √ | x | x |
| Doctor/Dentist | √ | x | √ | x | x |
| Educational | o | o | √ | o | o |
| Enterprise Centre | X | x | √ | √ | o |
| Funeral Home | √ | x | o | x | x |
| Garden Centre | X | x | √ | o | x |
| Guest House/Hostel | √ | x | o | x | x |
| Heavy Vehicle Park | x | x | x | o | x |
| Home Based Economic Activities | √ | o | √ | o | o |
| Hotel/Motel (new structure) | o | x | o | x | x |
| Hotel/Motel (new use) | o | o | √ | o | x |
| Household Fuel Depot | X | x | x | o | x |
| Industrial - General | x | x | x | √ | x |
| Industrial - Light | X | x | x | √ | x |
| Industrial - Special | X | x | x | √ | x |
| Motor Sales Outlet | x | x | o | o | x |
| Offices less than 100 sq. m. | √ | x | √ | √ | x |
| Offices above 100 sq. m. | x | x | o | √ | x |
| Petrol Station | x | x | o | o | x |
| Public House | x | x | √ | x | x |
| Recreational Buildings | √ | x | o | o | o |
| Residential | √ | x | √ | x | x |
| Residential Extensions | √ | √ | √ | o | o |
| Restaurant | √ | x | √ | o | x |
| Retail Warehouse | x | x | x | x | x |
| Retirement/Nursing Home | √ | x | o | o | o |
| Scrap Yard | x | x | x | x | x |
| Shop – Neighbourhood | √ | x | o | x | x |
| Service Garage | x | x | o | o | x |
| Take-Away | x | x | o | x | x |
| Transport/Materials Storage Depot | x | x | x | o | x |
| Traveller Accommodation | √ | x | o | x | x |
| Veterinary Surgery | √ | x | √ | x | x |
| Warehousing | x | x | o | o | x |
| Workshops | o | x | o | o | x |

Permitted in Principle √

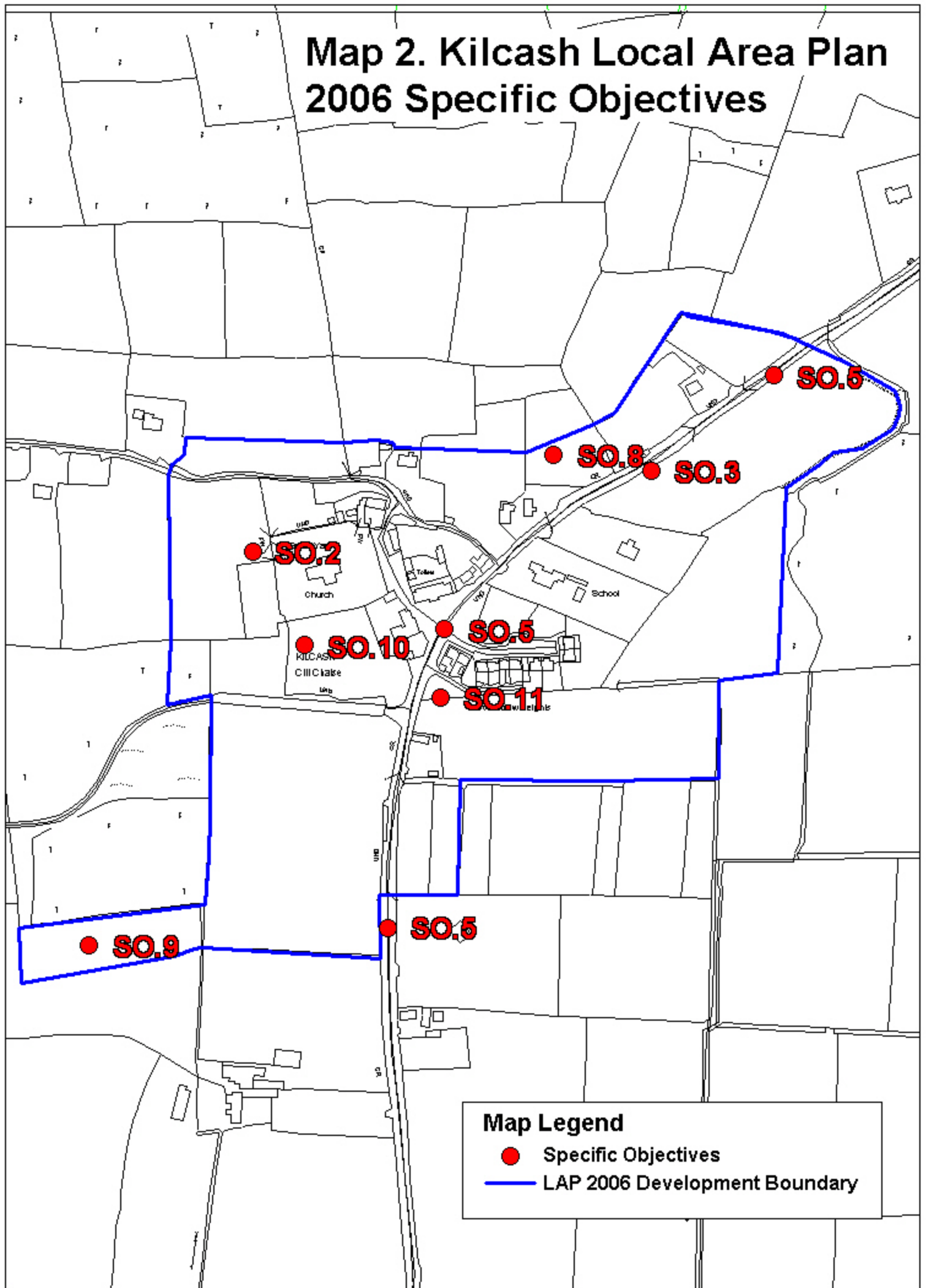
Open for Consideration o

Not Permitted x

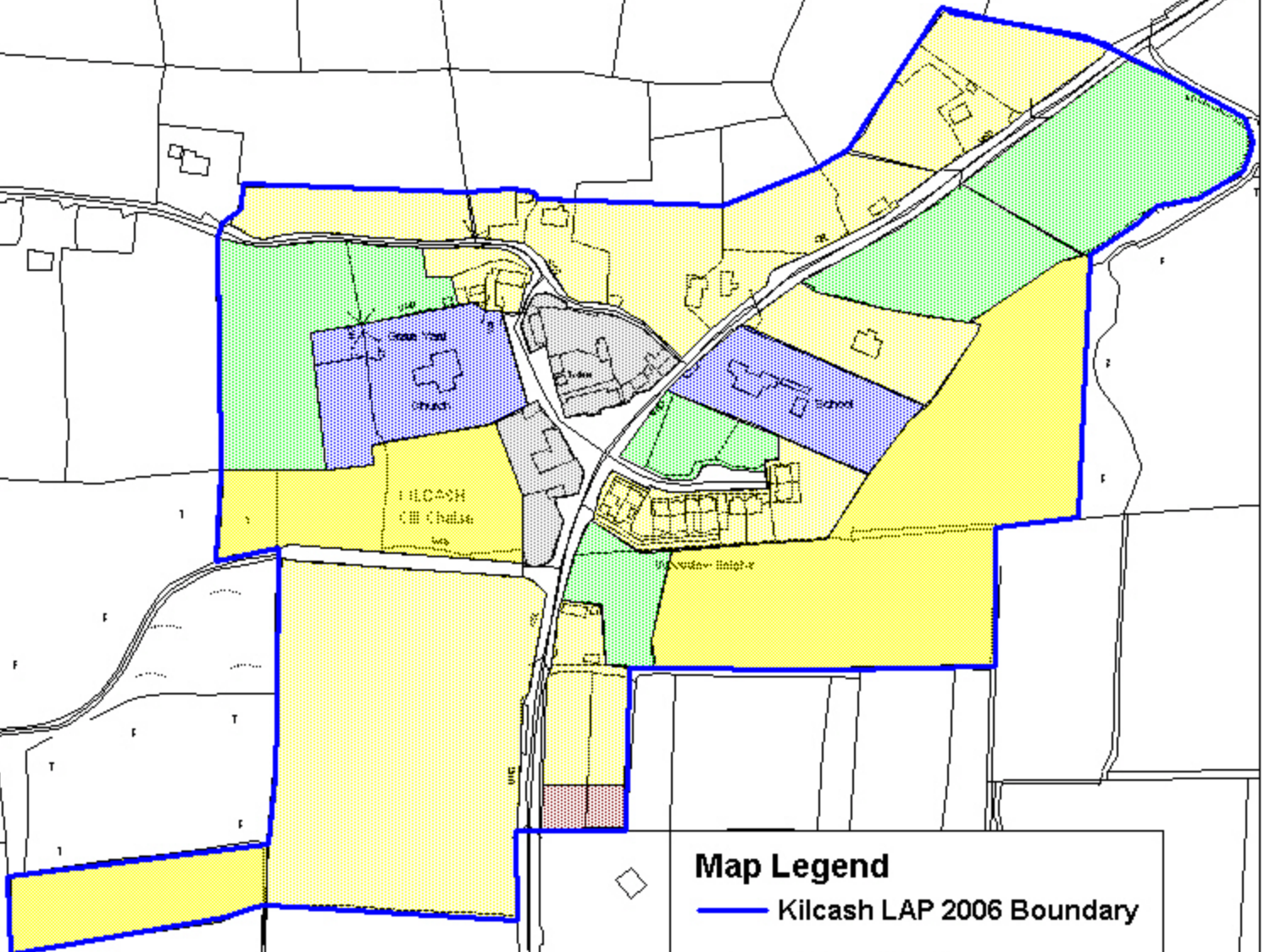
Table 4. Key to LAP Zoning Objectives

| Zone | Objective |
|-------------|---|
| R | To preserve and enhance existing residential amenity, ensuring that any new development does not result in excessive overlooking of existing residential properties, does not reduce general safety for existing residents and does not reduce the usability and security of existing public and private open space. |
| R1 | To provide for new residential development |
| EMP | To provide for village employment and ancillary uses appropriate to the village context. |
| S/P | To protect existing and to provide for new social and public facilities. |
| E | To preserve and enhance open spaces and amenity areas . |
| VC | To provide for commercial, residential, community and retail uses appropriate to the village centre . |

Map 2. Kilcash Local Area Plan 2006 Specific Objectives



Kilcash PLAP 2006 Submissions and Land Use Zoning Objectives



Map Legend

- Kilcash LPA 2006 Boundary

Land Use Zoning

- Amenity
- Employment
- Existing Residential
- New Residential
- Social & Public
- Village Centre