

Kilcormac Town Plan

1	Introduction and Context	1
1.1	Location	1
1.2	Settlement Form	1
1.3	Socio Economic Profile	2
1.4	Town Function and Development Trends	3
1.5	Strategic Aims for Kilcormac	3
2	Development Strategy	5
2.1	Town Centre	5
2.1.1	Retail Core	5
2.1.2	Opportunity Sites	6
2.1.3	Public Realm	8
2.1.4	Town Centre Objectives	8
2.2	Economic Development	9
2.2.1	Economic Development Objectives	10
2.3	Residential	10
2.3.1	Residential Objectives	12
2.4	Biodiversity and Landscape	12
2.4.1	Biodiversity and Landscape Objectives	14
2.5	Built Heritage	14
2.5.1	Built Heritage Objectives	15
2.6	Critical Infrastructure	15
2.6.1	Movement and Connectivity	15
2.6.2	Water Supply, Wastewater, Surface Water Drainage and Flooding	18
2.6.3	Energy and Communications	18
2.6.4	Waste and Recycling	18
2.6.5	Critical Infrastructure Objectives	19
2.7	Social Inclusion, Community and Cultural Development	20
2.7.1	Education and Childcare	20
2.7.2	Community Facilities	21
2.7.3	Arts and Culture	21

2.7.4	Social Inclusion, Community and Cultural Development Objectives.....	22
2.8	Climate Action.....	23
2.8.1	Climate Action Objectives.....	23
3	Land Use and Zoning.....	24

1 Introduction and Context

1.1 Location

Kilcormac is strategically located in the western part of County Offaly on the N52 between Tullamore and Birr. It is sited at the junction of the R437 and the N52 and is a bridging point of the Silver River. Kilcormac is approximately 20km from Tullamore, 16km from Birr and 15km from Ferbane. The Lough Boora Discovery Park is located approximately 5km north of the town.

1.2 Settlement Form

Kilcormac takes its name from Cormac Ua Liatháin, who was reputed to be a holy man who had visited St. Colmcille at Durrow monastery (founded in 553 A.D.). During the late 18th century, Kilcormac was known as Frankford and during the 19th century, the town operated as a market and post town located on the banks of the Silver River.

The town originally evolved from its compact historic core centred around Main Street, developing in a linear fashion along the radial routes. There are a number of clustered style housing estates, including most notably a “garden city” style housing development built by Bord na Móna in 1954, St. Cormac's Park, and other more recent housing estates to the south and north-east, which provide some depth to the town.



Figure 1.1 St. Cormac's Park, Kilcormac

1.3 Socio Economic Profile

An analysis of the Census 2016 data provides the following statistics for Kilcormac:

- Kilcormac’s population has increased from 870 in 2011 to 935 in 2016, an increase of 7.5% which compares favourably to the national average of 3.8% growth for the same period;
- The largest cohort of the town’s population is in the 0-9 age bracket (see Figure 1.2 below), while the largest cohort of the State’s population is in the 30-39 age bracket;
- Average household size in Kilcormac is 2.67 which is slightly below the national average of 2.75;
- 41% of the population over 15 years of age is employed, which is lower than the national average of 53%;
- Kilcormac has a low jobs to resident workers ratio of 0.46;
- Of the persons at work, the greatest proportions are involved in ‘Other’ (25%), Professional Services (21%) and Manufacturing Industries (19%);
- 61% of Kilcormac’s population aged 5+ years commute to work/school/college by car/van and 31% of the population aged 5+ years commute to work/school/college by more sustainable modes of transport (on foot/bicycle/bus, minibuss, coach/train, DART or Luas);
- 65% of Kilcormac’s population aged 5+ years travel time to work/school/college is under 30 minutes; and
- Broadband is available to 60% of households in the town.

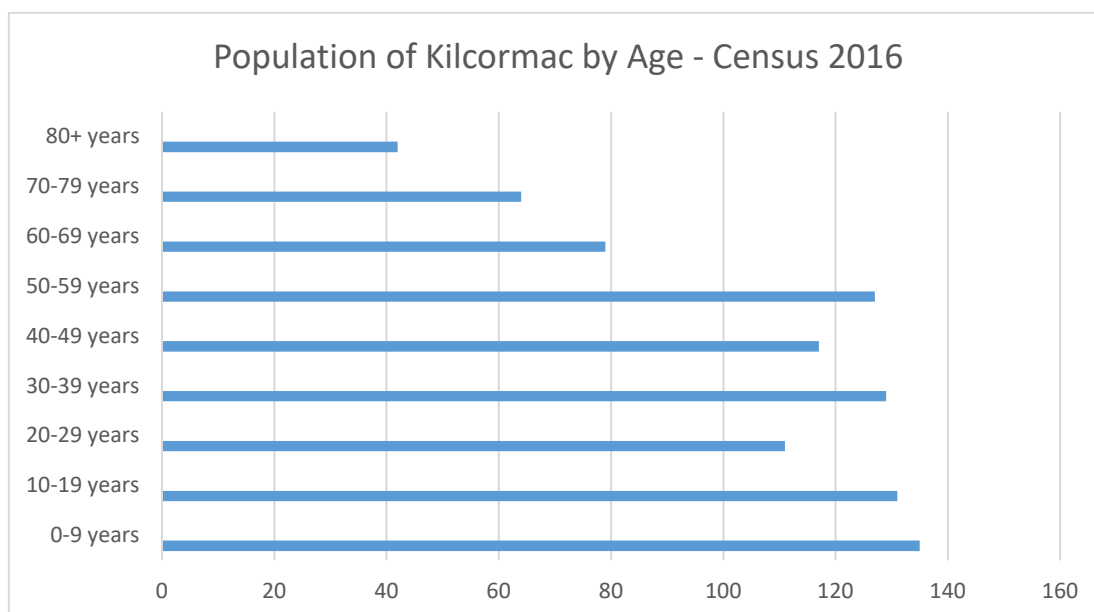


Figure 1.2 Population of Kilcormac by Age (Source: Census 2016)

1.4 Town Function and Development Trends

Kilcormac is classified as a ‘Smaller Town’ in the Settlement Strategy of the Offaly County Development Plan 2021-2027 and performs a local service and employment function. The Eastern and Midland Regional Spatial and Economic Strategy advises that there is a need to promote regeneration and revitalisation of such towns and support local enterprise and employment opportunities to ensure their viability as service centres for the surrounding rural areas.

The strategy for Kilcormac for the previous Plan period (2014-2020) was to facilitate economic recovery. Notably, the Faithful Fields Offaly GAA Training Centre was constructed during the previous Plan period. Apart from this, the town experienced very little new development.

The population allocation for Kilcormac as per the Core Strategy contained in Chapter 2 of Volume 1, provides the sustainable growth of the town in accordance with its position in the county settlement hierarchy.

1.5 Strategic Aims for Kilcormac

This Settlement Plan takes an asset based approach to the future spatial development of Kilcormac focusing primarily on the consolidation, revitalisation and regeneration of the town and its sequential expansion subject to the availability of necessary infrastructure and services. Future growth shall be in line with the town’s position on the Settlement Hierarchy and population allocation set out in the Core Strategy. This holistic approach aims to enhance the attractiveness, viability and vibrancy of Kilcormac as a place to live, work, visit and invest in, as a means of achieving more sustainable patterns and forms of development.

The following Strategic Aims have been identified for Kilcormac:

1. Reinforce Kilcormac town centre as the heart of the town by avoiding undesirable and inefficient sprawl; by consolidating new development within the built-up footprint of the town, through targeting a significant proportion of future development on infill/brownfield/underutilised/vacant sites; by delivering sustainable re-use and regeneration outcomes; and by extending out sequentially subject to available infrastructure.
2. Strengthen the economic base and employment generating potential of the town by supporting existing businesses and encouraging new enterprises, ensuring it is a viable service centre for the surrounding rural area.
3. Deliver high quality housing of an appropriate scale, mix, tenure, location and density, aligned with adequate physical and social infrastructure and the population allocations contained in the Core Strategy.
4. Promote healthy place-making in Kilcormac through attractive, well-designed, ‘liveable’ and sustainable communities.
5. Promote and support innovative housing models for all sections of the community including live-work units, special needs housing and housing for older people in Kilcormac.

6. Protect, harness and develop the natural heritage assets of the town including the Silver River, the Offaly Way walking trail, the nearby Lough Boora Discovery Park and other green infrastructure in the town for tourism and recreational purposes and to promote sustainable mobility.
7. Protect Kilcormac's built heritage assets which are a non-renewable resource that contributes to our understanding of the past and promote these assets in the creation of an attractive, vibrant town and in heritage-led regeneration.
8. Ensure the timely provision of physical and social infrastructure to facilitate the future growth of Kilcormac in accordance with the Core Strategy, in the interests of achieving a self-sustaining settlement.
9. Support and facilitate community and cultural facilities as a vital component to creating a self-sustaining, socially inclusive and 'liveable' Kilcormac.
10. Enhance climate adaptation and mitigation, and accelerate a transition to a low carbon, climate resilient and environmentally sustainable economy in Kilcormac.

2 Development Strategy

2.1 Town Centre

Strategic Aim: Reinforce Kilcormac town centre as the heart of the town by avoiding undesirable and inefficient sprawl; by consolidating new development within the built-up footprint of the town, through targeting a significant proportion of future development on infill/brownfield/underutilised/vacant sites; by delivering sustainable re-use and regeneration outcomes; and by extending out sequentially subject to available infrastructure.

2.1.1 Retail Core

Kilcormac’s retail core is centred around Main Street. There are a number of vacant and underutilised buildings within the town centre which detract from the overall vibrancy of the town.



Figure 2.1 Kilcormac Retail Core

Kilcormac is identified as a ‘Smaller Town’ within the county retail hierarchy contained in Chapter 7, Volume 1 of this Plan. Table 7.2 ‘Level and Form of Retailing Activity in context of Retail Hierarchy’ contained in Chapter 7 outlines the level of retailing for Kilcormac as follows:

Table 2.1 Extract from Table 7.2 ‘Level and Form of Retailing Activity in context of Retail Hierarchy’ contained in Chapter 7 of Volume 1

Typology	Description
Smaller Towns	Smaller Towns and Villages shall maintain the role in the provision of retail services to their local population catchments. New small scale retail developments shall be supported where they meet the needs of the local population (including the rural catchments that they serve), subject to normal planning considerations including sequential approach and adherence to the retail hierarchy of the county. There shall be a clear presumption against edge-of-centre and out-of-centre locations in smaller towns and villages. The development of vacant/derelict or underutilised land or buildings is a key priority in smaller towns and villages to encourage the most efficient use of land and to promote the renewal, regeneration and consolidation of smaller towns and village centres.

The Council will encourage the expansion of the retail and service base in Kilcormac town centre commensurate with its level on the county retail hierarchy. The re-use and re-development of existing vacant or underutilised buildings and sites will be particularly encouraged for town centre uses (residential, retail, services, etc.) to create a compact, vibrant town centre. The vernacular building stock and shopfronts along Main Street shall be respected, as they contribute to the town centre’s identity and sense of place.

The Council is favourably disposed to working with the owners of vacant, underutilised and derelict sites/buildings to identify new uses. The Council will use its powers as necessary under the Derelict Sites Act 1991 (as amended) and the Housing and Urban Regeneration Act 2015 (as amended).



Figure 2.2 Retailing in Kilcormac

2.1.2 Opportunity Sites

The Market Square was identified as an Opportunity Site in the previous Kilcormac Town Plan (2014-2020) which has now been redeveloped as a public space with hard and soft landscaping, civic art and signage. The Market Square provides some level of car parking but can accommodate civic events, markets, etc. as the need arises.

The Convent of Mercy (Protected Structure) is identified as an Opportunity Site under this current Town Plan which has the potential to contribute to the renewal, enhancement and regeneration of Kilcormac Town Centre and achieve sustainable compact development. The site has been identified as an Opportunity Site as it is a prominent building on Main Street which positively contributes to the architectural heritage of the town; it is underutilised in its current state; it is readily adaptable for new uses to enliven the town centre; and the potential decline of this building would have a significant negative impact on the town centre.

Development proposals on this site shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan. In addition, any proposal on this site shall ensure the protection, sympathetic restoration and sensitive reuse of the Protected Structure in accordance with the policies and objectives contained in Chapter 10 (Built Heritage) and Chapter 13 (Development Management Standards) of Volume 1.

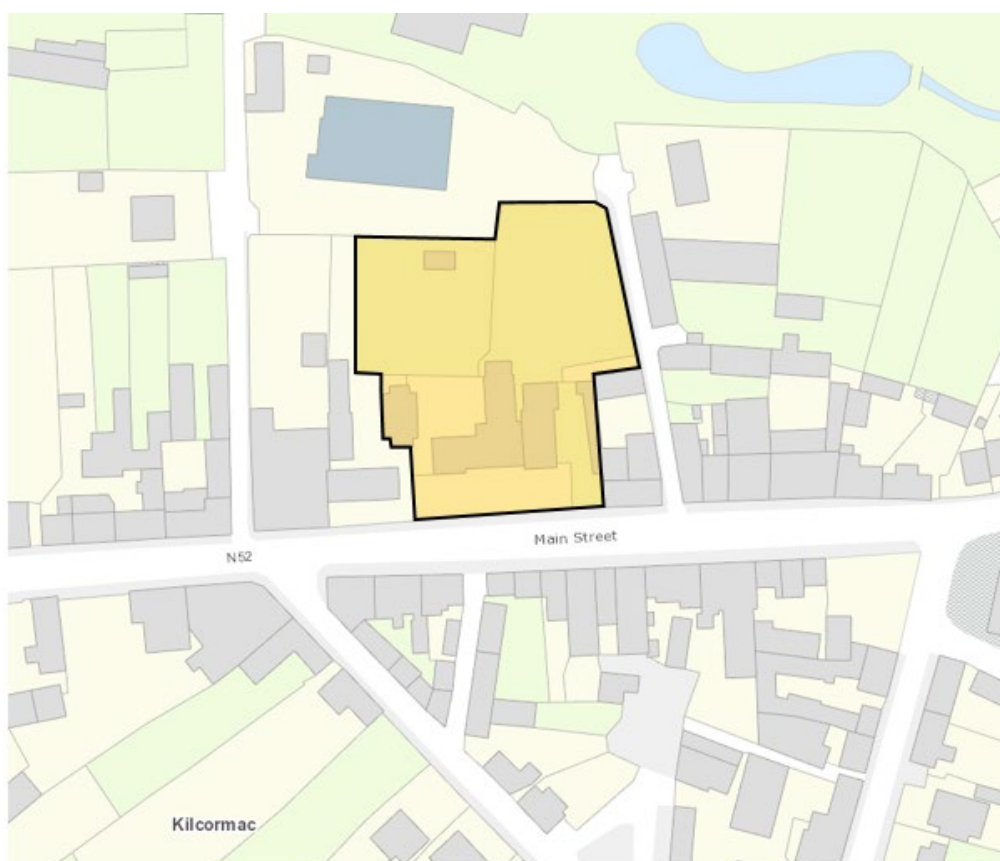




Figure 2.3 Opportunity Site

2.1.3 Public Realm

Public Realm is an umbrella term used to describe areas where all members of the public have routine access to; it includes streets, squares, parks and green spaces, public buildings and river banks. Elements that contribute to the success of each public realm include overall layout, shopfronts, architecture, passive surveillance, street furniture, planting, signage, paving, footpath maintenance, colour schemes, traffic management, cycling and pedestrian facilities.

Existing public realm works in Kilcormac have included the re-development of Market Square; the undergrounding of cables along Main Street; the provision of planting and footpaths on the western approach into the town on the N52; public realm works adjacent to the Silver River; and gateway signage on the main approaches into the town from Tullamore and Birr.

The Council will seek to continually improve the public realm in Kilcormac, identifying elements that contribute positively and maintaining them while seeking to identify and resolve issues that detract from the quality of the public realm.

2.1.4 Town Centre Objectives

TCO-01 Encourage the expansion of the retail and service base in Kilcormac town centre commensurate with its level on the county retail hierarchy, to serve the town and its wider hinterland.

TCO-02 Facilitate the re-use and development of existing vacant and underutilised buildings and sites for town centre uses to create a compact, vibrant town centre.

TCO-03 Seek the maintenance and improvement of shopfronts within the town centre. Proposals for new shopfronts should be sensitively designed with regard to their location within the streetscape.

TCO-04 Further improve the public realm, identifying elements that contribute positively and maintaining them while seeking to identify and resolve issues that detract from the quality of the public realm.

TCO-05 Regulate advertising signage on the approach roads into the town.

TCO-06 Provide loading bays of adequate capacity where required to protect the carrying capacity, efficiency and safety of the N52 through Kilcormac.

TCO-07 Maintain and enhance accessibility to and within the town centre in respect of pedestrian and cycle access, public transport and car parking, with particular regard to the needs and access for people with disabilities.

TCO-08 Facilitate the appropriate development of the Opportunity Site identified in Kilcormac town (Convent of Mercy site) for an appropriate use that will contribute to the renewal, enhancement and regeneration of the Kilcormac Town Centre and achieve sustainable compact development. Development proposals on this site shall be in accordance with the requirements of Section 7.2.4 of Volume 1 of this County Development Plan.

2.2 Economic Development

Strategic Aim: Strengthen the economic base and employment generating potential of the town by supporting existing businesses and encouraging new enterprises, ensuring it is a viable service centre for the surrounding rural area.

The Council's strategy for sustainable employment is compatible with the Council's settlement hierarchy. Therefore, economic development shall be commensurate with the size of Kilcormac and population growth. In order to ensure a sustainable employment base in Kilcormac into the future, a particular focus will be placed on growing existing businesses, supporting start-up businesses and developing tourism in Kilcormac during the Plan period.

Kilcormac currently does not have a major employer within the Plan area, however there are a number of small businesses and services which trade successfully and generate local employment. The Council seeks to protect and support existing employment generating activities in the town.

Kilcormac is well placed to serve as the gateway town to Lough Boora Discovery Park given its proximity to this tourist attraction. Kilcormac also serves as a trailhead for the Offaly Way and is on the proposed greenway linking the Slieve Bloom Walking Loop to the Grand Canal Greenway. The Council will support developments that establish Kilcormac as a gateway to Lough Boora Discovery Park and a trailhead on the Offaly Way and a destination on these other routes including tourism-related uses, accommodation, activities and amenities.

The Council will also promote and support work space for start-up businesses in appropriately zoned locations in the town in order to adequately cater for new business.

The Council will also co-operate with employment agencies to attract inward investment and job creation in Kilcormac.



Figure 2.4 Lough Boora Discovery Park

2.2.1 Economic Development Objectives

EDO-01 Engage with and co-operate with employment agencies, such as the Offaly Local Development Company, Offaly Local Enterprise Office, Enterprise Ireland and the IDA, to attract inward investment and to facilitate job creation in Kilcormac.

EDO-02 Establish and promote Kilcormac as a gateway to the Lough Boora Discovery Park and as a destination on the Offaly Way, the Lough Boora Parklands and Drinagh Wetlands cycling route, and the proposed greenway linking the Slieve Bloom Walking Loop to the Grand Canal Greenway; and encourage tourism-related uses, accommodation, activities and amenities.

EDO-03 Support the development of incubator units, providing work space for start-up businesses, in appropriately zoned locations in the town.

2.3 Residential

Strategic Aims:

- **Deliver high quality housing of an appropriate scale, mix, tenure, location and density, aligned with adequate physical and social infrastructure and the population allocations contained in the Core Strategy.**

- **Promote healthy place-making in Kilcormac through attractive, well-designed, ‘liveable’ and sustainable communities.**
- **Promote and support innovative housing models for all sections of the community including live-work units, special needs housing and housing for older people in Kilcormac.**



Figure 2.5 Existing Residential Development in Kilcormac

Adequate zoned land has been made available to accommodate the population targets and associated housing allocation for Kilcormac to 2027, in accordance with the Core Strategy. The ability to service land and the concept of achieving ‘compact growth’ are key considerations in the future growth of Kilcormac. The sequential approach will be applied to new residential development in Kilcormac. The sequential approach relates to development taking place from the centre out, with a particular focus on developing infill sites and under-utilised buildings, avoiding ‘leapfrogging’ of land. This approach will provide for compact growth as advocated by the National Planning Framework (National Strategic Outcome 1) and the Eastern and Midland Regional Spatial and Economic Strategy (Regional Strategic Outcome 2).

The following key guiding principles will be applied by the Council to deliver quality residential environments, with more detailed guidance provided in Chapter 13 (Development Management Standards) of Volume 1:

1. Compact Growth and Sustainable Density
2. Healthy Place Making including Green Infrastructure and Sustainable Mobility
3. Variety of Housing Mix and Tenure
4. Best Practice Urban Design Principles for Attractive Buildings and Spaces
5. Universal Access and Design with Life Long Adaptability
6. Sustainable Design, Energy Efficiency and Climate Resilience

Innovative housing models such as live-work units and ‘living over the shop’ schemes will be encouraged in the town centre to make good use of underutilised buildings and infill sites. Special

needs housing and housing for older people will also be encouraged in Kilcormac in the interests of social inclusion and diversity in the housing stock.

2.3.1 Residential Objectives

RO-01 Ensure that residential development proceeds sustainably in Kilcormac at an appropriate scale, density and sequence and in line with the Core Strategy table. Development shall not be permitted where it conflicts with the Core Strategy.

RO-02 Require at least 30% of future homes in Kilcormac to be located within the existing built-up footprint to create a compact town and to reduce unsustainable inefficient urban sprawl and ribbon development.

RO-03 Require residential development proposals to comply with the guiding principles set out in Section 2.3 above; the development management standards set out in Chapter 2 (Topic 3 Housing Strategy) and Chapter 13 (Development Management Standards) of Volume 1 of this Plan; and Section 28 Ministerial Guidelines.

RO-04 Encourage innovative housing models in Kilcormac such as live-work units, 'living over the shop' schemes, special needs housing and housing for older people.

2.4 Biodiversity and Landscape

Strategic Aim: Protect, harness and develop the natural heritage assets of the town including the Silver River, the Offaly Way walking trail, the nearby Lough Boora Discovery Park and other green infrastructure in the town for tourism and recreational purposes and to promote sustainable mobility.

Kilcormac and its environs is host to a wide range of natural heritage assets and green infrastructure including the Silver River, the Offaly Way, local walking routes, Kilcormac Riverside Park, pocket parks and Lough Boora Discovery Park to the north. The Council will seek to harness and further develop these assets for recreational, tourism and sustainable mobility purposes and in the interests of healthy place-making.

Kilcormac Riverside Park is a trailhead for The Offaly Way walking route which runs along the Silver River onto the local road network to Lough Boora Discovery Park. The Council will seek to promote and improve the Offaly Way through Kilcormac and to upgrade the road to Lough Boora Discovery Park from Kilcormac, giving priority to cyclists and pedestrians.

The Council will seek to conserve, protect and enhance important landscape features such as rivers, stonewalls, hedgerows, etc. which form wildlife corridors and link habitats and to promote and encourage local biodiversity measures in development proposals including native planting, pollination areas, swift boxes and links to existing green infrastructure.



Figure 2.6 Green Infrastructure in Kilcormac

2.4.1 Biodiversity and Landscape Objectives

NHO-01 Work with the relevant stakeholders to promote and enhance the Offaly Way through Kilcormac including trailhead facilities and infrastructure.

NHO-02 Upgrade the L-7023-1 Local Road, linking Kilcormac and Lough Boora Discovery Park giving priority to cyclists and pedestrians.

NHO-03 Recognise and protect the ecological value of the Silver River and to ensure that no form of inappropriate development occurs within the riparian zone.

NHO-04 Conserve, protect and enhance important landscape features such as rivers, stonewalls, hedgerows, etc. and to promote and encourage local biodiversity measures in development proposals including native planting, pollination areas, swift boxes and links to existing green infrastructure.

2.5 Built Heritage

Strategic Aim: Protect Kilcormac’s built heritage assets which are a non-renewable resource that contribute to our understanding of the past and promote these assets in the creation of an attractive, vibrant town and in heritage-led regeneration.



Figure 2.7 Kilcormac’s Built Heritage

The Protected Structures in Kilcormac are contained in the Record of Protected Structures (RPS) which form part of this County Development Plan. There is a rich variety of buildings in Kilcormac included on the RPS including a number of buildings along Main Street, Park Mills, the Convent of Mercy and the Nativity Roman Catholic Church. Policies and objectives regarding the protection of architectural heritage are contained in Chapter 10 (Built Heritage) Volume 1, of this Plan.

There are a number of recorded monuments in Kilcormac, primarily located around the site of the Roman Catholic Church in the townland of Frankford, which is the site of the former Carmelite friary founded by Odo, son of Nellan O' Molloy. Policies and objectives regarding the protection of archaeological heritage are contained in Chapter 10 (Built Heritage) Volume 1, of this Plan.

2.5.1 Built Heritage Objectives

BHO-01 Ensure the protection, sympathetic restoration and sensitive re-use of Protected Structures in Kilcormac as contained in the Record of Protected Structures (RPS) which forms part of this County Development Plan.

BHO-02 Protect and preserve Kilcormac's archaeological heritage through the implementation of the relevant legislative provisions.

2.6 Critical Infrastructure

Strategic Aim: Ensure the timely provision of physical and social infrastructure to facilitate the future growth of Kilcormac in accordance with the Core Strategy, in the interests of achieving a self-sustaining settlement.

This section deals primarily with physical infrastructure. Social infrastructure is dealt with in Section 2.7 below.

Appendix 2 of Volume 1 of the County Development Plan includes an Infrastructural Assessment Report which addresses infrastructure provision, deficiencies and investment proposals relating to the towns and villages.

The sustainable consolidation and coherent growth of Kilcormac is dependent on the satisfactory provision of physical infrastructure associated with:

- Movement and Connectivity
- Water Supply, Wastewater, Surface Water Drainage and Flooding
- Energy and Communications
- Waste and Recycling

2.6.1 Movement and Connectivity

The Sustainable Transport Strategy chapter (Chapter 8) in the Plan examines county level data on modal split and identifies the need to reduce the reliance on the private car by promoting and facilitating more sustainable modes of transport and supporting development in locations that would

reduce the need to travel. The Council seeks to promote sustainable mobility including walking, cycling and public transport, in order to create a sustainable settlement pattern and environmentally sustainable town. It is also important that Kilcormac maintains good transportation linkages to surrounding urban and rural areas, which is a contributing factor to its future growth.

Walking and Cycling

The Council will endeavour to make provision for walkers and cyclists in Kilcormac, forming an integrated, safe, convenient, direct and comfortable network of routes.

Footpaths are provided throughout the town and the Council will seek the consolidation and incremental expansion of the existing footpath network in tandem with new development proposals. There is a walking track as part of the Faithful Fields Offaly GAA training complex. It is an aim of this Plan to provide a footpath link between this facility and the town to improve the pedestrian network in the town.

There is limited cycle infrastructure in the town. There are currently no dedicated cycle lanes within the town and these may be incorporated into new developments and on existing roads, where feasible.

It is the intention of this Town Plan to deliver a high level of permeability for walking and cycling in Kilcormac town centre, through new build and retro-fitting, to create an accessible, attractive, vibrant and safe place to live, work and engage in community life.

Public Transport

The Local Link bus service operates in the town providing a weekly service to Tullamore and a weekday service to Athlone IT (term-time). A private bus operator provides a daily service to Birr, Tullamore and Dublin.

Parking

Car parking in the town consists of on-street car parking and off-street car parking in Market Square and opposite the Roman Catholic Church. The Council will continue to monitor car parking arrangements in Kilcormac on an ongoing basis. An additional public car park within easy reach of Main Street should be investigated in favour of on-street car parking to improve the visual and general amenity of the town and the functioning of the N52. The Council will also promote the provision of battery charging infrastructure for electric vehicles in Kilcormac, at appropriate locations.

Cycle parking is provided along the banks of the Silver River on the Offaly Way. The Council will require the further provision of cycle parking as part of development and public realm proposals in accordance with the Development Management Standards contained in Chapter 13 of Volume 1 of this Plan.



Figure 2.8 Cycle parking adjacent to the Silver River on the Offaly Way

Road Network

Kilcormac is strategically located on the N52 between Tullamore and Birr. The R437 regional road connects Kilcormac with Ferbane and there are a number of local roads serving the town also.



Figure 2.9 Road Signage Illustrating Strategic Location of Kilcormac

The N52 is a National Secondary Road and is an essential element in the county and sub-regional road network and its carrying capacity and efficiency should be protected. This strategic route generates high volumes of traffic through Kilcormac, which in turn impacts on the amenity of the town.

As per previous Development Plans, it will be an aim of this Plan to investigate the feasibility of providing a bypass for Kilcormac to divert through traffic away from the town centre. The bypass route on the accompanying map is indicative only. The Council will seek to protect from development any reservation bands / corridors for this bypass so as to avoid compromising the construction of the road.

2.6.2 Water Supply, Wastewater, Surface Water Drainage and Flooding

Water Supply and Wastewater

Kilcormac Public Water Scheme provides a water supply to the town.

The Kilcormac Wastewater Treatment Plant is due to be upgraded under the Irish Water Investment Plan 2020-2024 (awaiting Commission for Regulation of Utilities determination, expected in 2020).

As part of the development management process, the Council will ensure that new schemes are permitted only where adequate water supply and wastewater treatment capacity or resources exists or will become available within the life of a planning permission.

Surface Water Drainage

The Council seeks to ensure the sustainable management of surface water discharges and to minimise the risk of flooding by requiring new development in Kilcormac to incorporate Sustainable Urban Drainage Systems (SUDs).

Flooding

In accordance with The Planning System and Flood Risk Management, Guidelines for Planning Authorities, a Strategic Flood Risk Assessment (SFRA) has been prepared to assess flood risk within the Plan area, and it forms part of this County Development Plan as a separate document.

The Council will facilitate the appropriate management and sustainable use of flood risk areas shown as Constrained Land Use zoning on the accompanying zoning map. Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 contained in Volume 1 of this County Development Plan.

2.6.3 Energy and Communications

Kilcormac has access to high speed fibre broadband and 4G mobile coverage is available. There is also adequate electricity infrastructure to serve Kilcormac.

2.6.4 Waste and Recycling

There are authorised domestic waste collectors serving Kilcormac.

There is a Bring Centre in Kilcormac, located opposite the Roman Catholic Church for recycling of bottles, cans and textiles. The Birr Recycling Centre and Derryclure Waste and Recycling Facility (Tullamore) accept a wider range of materials.



Figure 2.10 Bring Centre, Kilcormac

The Council will continue to encourage the provision of recycling infrastructure where it is considered necessary and will assess requirements for recycling facilities on a case by case basis as part of the development management process.

2.6.5 Critical Infrastructure Objectives

Movement and Connectivity

KIO-01 Deliver a high level of permeability for walking and cycling in Kilcormac town centre, through new build and retro-fitting, to create an accessible, attractive, vibrant and safe place to live, work and engage in community life.

KIO-02 Investigate the feasibility of providing a bypass for Kilcormac, taking into account environmental sensitivities as identified in the SEA Environmental Report and the policies and objectives of this County Development Plan relating to sustainable mobility. The bypass route on the map is indicative only. Any future proposals for roads corridors shall be consistent with the other provisions contained in this County Development Plan including Section 8.6.4 Corridor and Route Selection Process. To protect from development any reservation bands / corridors for this bypass so as to avoid compromising the construction of the road.

KIO-03 Protect the carrying capacity, efficiency and road safety of the N52 through Kilcormac.

KIO-04 Investigate the feasibility of providing a public car park within easy reach of Main Street in favour of on-street car parking to improve the visual and general amenity of the town and the functioning of the N52.

KIO-05 Improve cycle infrastructure in the town as part of development and public realm proposals and investigate the feasibility of providing dedicated cycle lanes in the town.

KIO-06 Seek the consolidation, incremental expansion and upgrading of the existing footpath network in the town where necessary, including the provision of a footpath link between the Faithful Fields Offaly GAA Training Centre and the town.

KIO-07 Identify car parks and other appropriate locations for the provision of battery charging infrastructure for electric vehicles in Kilcormac.

Water Supply, Wastewater, Surface Water Drainage and Flooding

KIO-08 Ensure that new schemes are permitted only where adequate water supply and wastewater treatment capacity or resources exists or will become available within the life of a planning permission.

KIO-09 Require new development in Kilcormac to incorporate Sustainable Urban Drainage Systems (SUDs).

KIO-10 Constrained Land Use zoning shall be developed in accordance with Section 12.6, Objective LUZO-14 contained in Volume 1 of this County Development Plan.

KIO-11 Protect groundwater resources within the Source Protection Zone.

Waste and Recycling

KIO-12 Encourage the provision of recycling infrastructure where necessary and to assess requirements for recycling facilities on a case by case basis as part of the development management process.

2.7 Social Inclusion, Community and Cultural Development

Strategic Aim: Support and facilitate community and cultural facilities as a vital component to creating a self-sustaining, socially inclusive and 'liveable' Kilcormac.

2.7.1 Education and Childcare

There is one primary school and one post-primary school in the town. Both schools are located within the settlement boundary, promoting the use of sustainable modes of transport.

Kilcormac Community Childcare is located at St. Joseph's Community Centre and provides pre-school and after-school care. There is also an after-school childcare facility in the former primary school.



Figure 2.11 Kilcormac Community Childcare

2.7.2 Community Facilities

Kilcormac has a vibrant community with a number of active community and sporting groups.

Existing community facilities include a library, Garda Station, health centre, community centre and Roman Catholic Church. The community centre includes a meeting/training/office space, a community gym and a childcare facility.

Existing sporting facilities include Kilcormac/Killoughey GAA grounds, the Frankford Football club grounds and the Faithful Fields Offaly GAA training complex.

Offaly County Council will seek the retention and expansion of the community facilities in Kilcormac, with a particular focus on facilities for the young and older people, to serve the needs of the local population.



Figure 2.12 Kilcormac Community Facilities

2.7.3 Arts and Culture

The Market Square provides the primary civic function in the town. Civic art pieces have been incorporated into the re-developed Market Square. Markets, cultural events and the like could be hosted in this space. The Council will support further arts and cultural facilities in Kilcormac, as part of a well-balanced, sustainable community.



Figure 2.13 Market Square, Kilcormac

2.7.4 Social Inclusion, Community and Cultural Development Objectives

CECO-01 Assist, encourage and facilitate the provision and extension of community and sports facilities in Kilcormac in liaison with community based groups, public bodies, government departments, state agencies and other interested parties.

CECO-02 Encourage shared use of existing sports, educational and community facilities for community purposes where feasible, to promote the sustainable use of such infrastructure and to meet the needs of Kilcormac's population.

CECO-03 Facilitate local groups in the acquisition and/or use of lands for sports, community, recreational and cultural purposes.

CECO-04 Support and promote the development of facilities and services for younger and older persons at appropriate locations in Kilcormac.

CECO-05 Encourage and facilitate the development of cultural, arts and performance facilities and spaces and the provision of civic art pieces in Kilcormac.

CECO-06 Support the refurbishment and upgrade of Kilcormac library, in accordance with the Offaly County Council Library Development Plan.

CECO-07 Support and facilitate the provision of a cultural centre in Kilcormac subject to available funding.

CECO-08 Support local groups in reducing litter and improving the overall appearance and environment of the town.

2.8 Climate Action

Strategic Aim: Enhance climate adaptation and mitigation, and accelerate a transition to a low carbon, climate resilient and environmentally sustainable economy in Kilcormac.

Having regard to Kilcormac's role as a service centre in performing important retail, residential, service and amenity functions for its local rural hinterland, the town can act as a driver in the area in terms of climate change adaptation, transition to a low carbon economy and reduction of pollution.

The Council will seek to ensure that all development in the town will contribute positively towards reduced energy consumption and the associated carbon footprint. It will achieve this by:

- Ensuring land is used effectively by minimising the amount of greenfield urban sprawl development over the course of the Plan period with development of compact brownfield / infill land being encouraged.
- Integrating land use and transportation to reduce travel demand.
- Promoting sustainable mobility including public transport, walking and cycling.
- Ensuring that development proposals incorporate alternative energy technologies, where feasible.
- Promoting the retrofitting of existing housing, commercial and public buildings to reduce energy demands.
- Requiring all buildings in the town to incorporate environmentally sustainable design principles in their design and construction in accordance with Development Management Standards set out in Chapter 13 of Volume 1 of this Plan.
- Promoting the use of green infrastructure, for example green roofs, green walls, SUDs, planting, and green spaces in development proposals and public realm proposals.

2.8.1 Climate Action Objectives

CAO-01 Support the implementation of the Offaly County Climate Change Adaptation Strategy and promote Kilcormac as a driver in the transition to a low carbon, climate resilient and environmentally sustainable economy.

CAO-02 Support the effective and efficient use of land in the town, prioritising compact growth through the development of brownfield/infill land in the built-up footprint of the town in preference to greenfield land.

CAO-03 Seek the integration of positive climate change mitigation and adaptation measures in all development proposals such as green walls and roofs; Sustainable Urban Drainage Systems (SUDs); planting, green spaces and biodiversity techniques; harvesting of 'grey' water for re-use and measures to minimise the usage of fresh water supplies; and innovative design solutions.

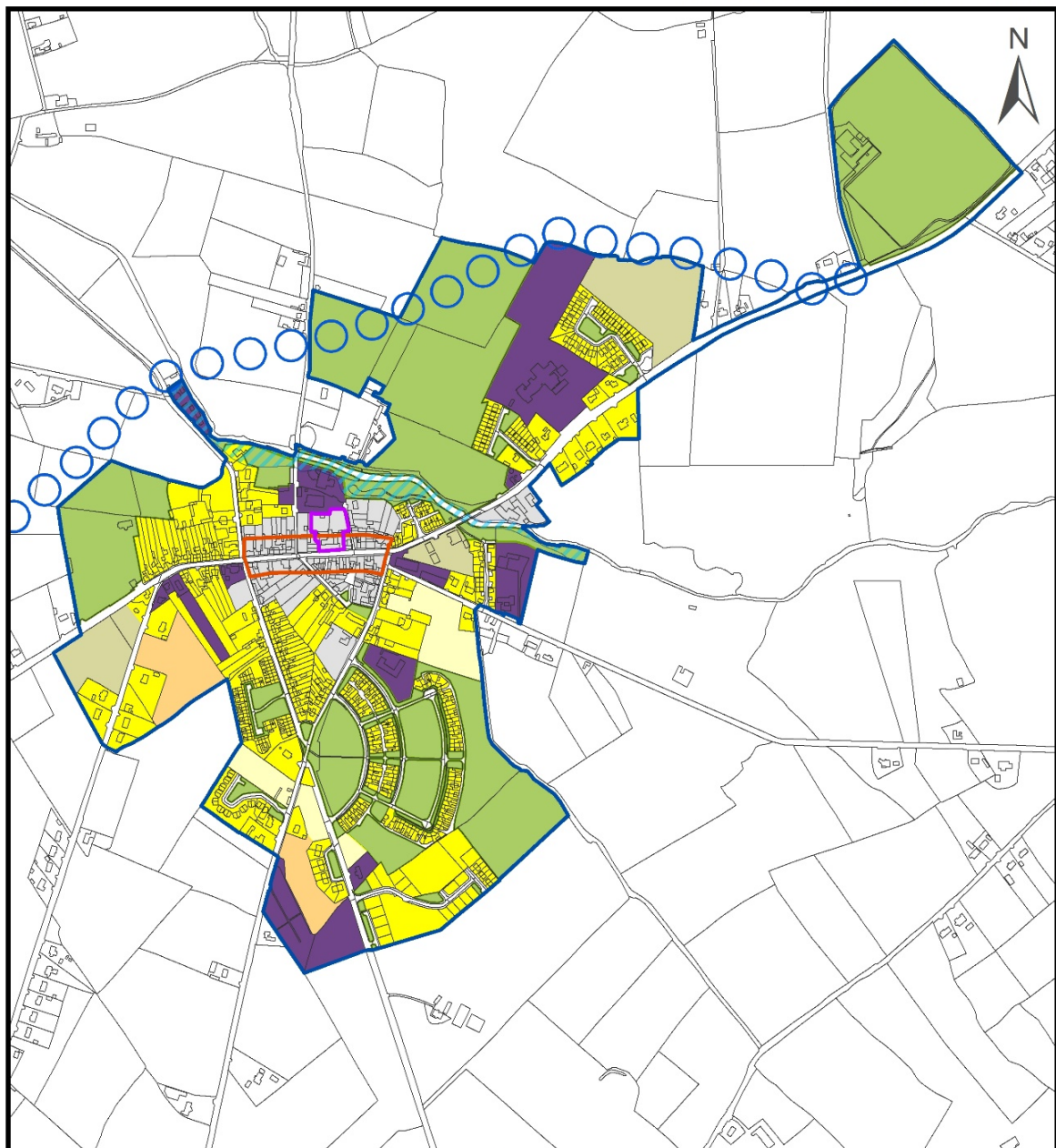
CAO-04 Provide LED lighting in all new public lighting and retrofitting of existing public lighting throughout the town.

3 Land Use and Zoning

Lands within Kilcormac are zoned for various land uses. Chapter 12 of Volume 1 contains the zoning objectives identified in the Plan area together with the accompanying zoning matrix.

The provisions of Part V of the Planning and Development Act 2000 (as amended) shall apply to land zoned for residential use or a mixture of residential and other uses.

KILCORMAC TOWN PLAN



Legend

- Open Space, Amenity and Recreation
- Enterprise and Employment
- Community Services/Facilities
- Existing Residential
- New Residential
- Strategic Residential Reserve
- Town Centre/Mixed Use
- Constrained Land Use
- Development Boundary
- Retail Core
- Opportunity Site
- Indicative Relief Road