

MANAGERS REPORT

On Submissions to the Draft Baltinglass Town Plan Following the Public Display Period

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PART 1

1.0 Introduction

The Manager's Report is submitted under Section 13(4) of the Planning & Development Act 2000; it is part of the formal statutory process of the preparation of a variation to the County Development Plan.

This Report contains the following:

- (i) A list of the persons or bodies that made submissions.
- (ii) A summary of the issues raised by them.
- (iii) The response of the Manager to the issues raised taking into account the proper planning and sustainable development of the County and any relevant policies or objectives of the Government or Government Minister

The Report is now formally submitted to the Council for consideration. The Report will be on the agenda of the County Council meeting on the 7th of January 2008.

1.1 Draft Consultation Process

The Draft Baltinglass Town Plan was initially placed on display during the period 6th of September 2007 to 4th of October 2007 however due to a mapping error the plan was re-advertised with the correct zonings in place from the 4th of October to the 1st of November. The map incorrectly showed the parish and school grounds zoned 'RE-Existing Residential and was subsequently rectified to show the parish and school grounds zoned for its intended use as 'C-Community/Educational/Institutional'. There were no other changes to the proposed text or maps.

The aim of the consultation process was to enable the public and interested parties to give their observations on the Draft Town Plan.

A total of 44 no. written submissions were received. The written submissions are held on file and are available for Council and public inspection.

The list of persons or bodies who made submissions is contained in Part 2 of this Report.

1.2 Considering the Submissions

The written submissions have been analysed by the Forward Planning Unit of the County Council. The individual submissions are summarised and the opinion and recommendations of the County Manager, is given in Part 3 of this Report.

This Report is submitted to the Members for consideration.

1.3 Next Steps – Draft Local Area Plan Timetable

Following the distribution of this Report, the Council will consider the Report and decide whether to make variation with or without modifications or not make the variation.

Formally making the variation to the County Development Plan is done by resolution of the Council.

During the entire plan-making process, the Council is restricted to considering the proper planning and sustainable development of the area. They must also take into account statutory obligations and any relevant Government policies and objectives in force.

Variation of Development Plan Timetable

Public Display of Draft Variation (4 weeks)
Prepare Manager's Report on submissions received to Display (Not later than 8 weeks after giving notice)
Consideration by Council of Manager's Report (6 weeks max.) and adoption of Variation
Variation comes into effect

PART 2**Baltinglass Town Plan Submissions:**

Name	Company	No.
Senator Deirdre de Burca		1
National Roads Authority	NRA	2
Simon Murphy		3
John Butler	Geological Surveys Ireland (GSI)	4
John Behan T.D		5
Tom Considine	Bord Gais	6
Pat Doherty		7
Frances Heaslip		8
Ken Browne		9
Cait Clerkin		9a
Brian Kenny	DoEHLG	10
Liam McGree	Liam McGree and Associates	11
Donal McDonnell	West Wicklow Historical Society	12
Mel McLoughlin	McLoughlin Architecture	13
Mel McLoughlin	McLoughlin Architecture	14
Martin Doogue	Kaideen and Co. Ltd	15
Sean O'Reilly	Dean Design	16
Catherine Lord		17
Mary Doyle-Powell		18
Ray Ryan C/O Quinn's	Brian Meehan and Associates	19
Tony Duffy	Frank O'Gallachoir & Assoc.	20
James Breen	Frank O'Gallachoir & Assoc	21
B & T Kehoe and K O'Neill	Pat O'Connor & Assoc	22
B & T Kehoe and K O'Neill	Pat O'Connor & Assoc	23
Jean Ely C/O Baltinglass Tidy Town LTD	Baltinglass Tidy Town Ltd	24
C. Burke and T. Hanafin C/O Scoill Naomh Iosaf		25
Michael Fingleton Jnr	Bernard Burke and Assoc.	26
Cedric Hendy		27
Tom Nolan		28
Ciaran Germaine		29
Sean O'Reilly	Dean Design	30
Vincent JP Farry	Vincent JP Farry & Assoc	31
John Timmins		32
Whampfler Ltd	PD Lane & Assoc	33
F Doyle and J. Vernon Baltinglass and District Forum		34
Kiaran O'Malley	Kiaran O' Malley and Co. Ltd	35
J and A Timmins		36
Ian Doyle		37
Paul O'Neill		38
Daleberg Properties Ltd	PD Lane & Assoc	39

Amskey Properties Ltd	PD Lane & Assoc	40
Maurice Byrne		41
Dr. Sara Gatley	GSI	42
Paul Gorry		43
Dick Roche T.D		44

Patsy Burke		45
Tommy, Con & Pat Murphy		46
Michael Scanlon		47
Donal Farrell		48
Fintan Doyle, Fr. Thomas Dillon		49
Simon Murphy		50
John Cogan, Deerpark	CMG Architects	51

PART 3

Submission no. 1

Senator Deirdre De Burca, Green Party

1. Phasing of Growth in tandem with community infrastructure
2. No new infrastructure proposed water/sewage
3. No new schools or transport services envisaged
4. No budget for community facilities
5. Headroom of 45% is too high due to considerable existing pressure for development
6. Population projections be brought back to 2500 from proposed 3000 people
7. Employment figures unfounded, over zoned for employment uses, should be reduced by 50%. If necessary employment lands can be zoned as a variation to County Plan as required.
8. 10m exclusion zoned be marked along the banks of the River Slaney
9. Flood Risk areas be identified on the map
10. Draft be amended to further protect existing aquifer

Manager's Response

1. The Draft Baltinglass Local Area provides for the phasing of development in conjunction with the development of Community infrastructure. Objective 8.1 sets out the following "It is the policy of the Council to require developers to provide community, open space, recreation and play facilities concurrent with new residential developments".
2. Objective 11.1 states that no new significant developments will be permitted until the existing water and sewage infrastructure has been upgraded. This will ensure that all developments have adequate water and sewage supply prior to granting permission thereby mitigating against significant environmental impacts.
3. 2ha of additional lands have been set aside to account for primary and post primary schools.
4. The plan sets out objectives, which aim to ensure that developers provide community facilities or land on a phased basis or the development will not be permitted. This is most notable within the Action Areas within the Plan.
5. A figure of 45% is applied to Baltinglass in order to account for the town's location on the outskirts of the GDA. This is not considered to be excessive.
6. Given the rate of population growth over the previous four years and the large hinterland area the town commands it is considered that this level of population is required in order to consolidate the existing services that the town supplies.
7. Section 7.2 of section A clearly outlines the employment requirements for the town of Baltinglass based on the guidelines set out in the Regional Planning Guidelines and the County Development Plan. To reduce this figure by 50% would be contrary to the provisions of these plans and guidelines and would result in a shortfall in employment opportunities within the town for the future needs of the projected population.
8. The River Slaney and its banks are designated as a Special Area of Conservation (SAC), which provides for a 5m buffer from the river edge.
9. Section 11.2 of part B addresses the issues of flooding.

10. The only type of development that would be allowed would be served by proper infrastructure There should thus be no detrimental effects to this aquifer. At present the County Development Plan allows for on site effluent disposal directly to ground.
Managers Recommendation
No change to Draft Town Plan
Submission no. 2
NRA
<ol style="list-style-type: none"> 1. Policies promoting the principles of sustainable development should be integrated into residential development and employment lands 2. Significant developments should be accompanied by a traffic impact assessment.
Manager's Response
The aim of the overall plan is to establish a framework for the planned, co-ordinated and sustainable development of Baltinglass. The aims and objectives of the Action Area within the Plan promote the sustainable development of the area. The development of each Action Area will be subject to assessment from the Development Management section, which shall assess the impact proposed developments, will have on the traffic in the town. A requirement can be included in the objectives set out for each Action Area.
Managers Recommendation
Provide for a policy that all proposals submitted for each Action Area Plan should include a Comprehensive Traffic Management Plan, which clearly details the impact the overall will have on the traffic in the town and proposed mitigation measures.

Submission no. 3(mapped)
Simon Murphy
<p>This submission contends the following:</p> <ol style="list-style-type: none"> 1. The current zoning of lands is insufficient and will restrict the development of the town. It is felt in this submission that the zoning of residential lands should be increased by 50% in order to ensure that development takes place within the town. 2. Include a designated Area for the relocation of the Livestock Mart. 3. It is felt that the proposed relief road is unrealistic and lacks incentives for landowners/developers to provide this development. The lands to the south should be amended to include zonings for housing. 4. There is a requirement for a roundabout within AA5. 5. The issues of sewage treatment and water supply should be addressed within the plan. 6. It should be a policy of the plan to provide for adequate drainage for the town. 7. The provision of Employment along the west relief road is unrealistic as requires road to be constructed prior to any development commencing.
Manager's Response
<ol style="list-style-type: none"> 1. The amount of lands to be provided for housing is considered to be sufficient taking into consideration the projected population for the town in 2016. Part A

<p>Chapter 7 of the draft plan provides a detailed justification for the allocation of residentially zoned lands based on the projected population of 3,000.</p> <ol style="list-style-type: none"> 2. No provision has been made for the relocation of the livestock mart however given the agricultural nature of this business the provision of a new livestock mart if necessary may be located within the Greenbelt area at a location where the development will not be detrimental to the amenities of the town and ease of access can be provided. 3. Action Area 4 provides for both residential and employment lands access provided from what could be considered to be phase 2 of the development of this relief road. Given the infrastructural cost associated with the development of this road and having regard to a number of submissions received it would appear that the development of the southern section of this road linking the R747 to the N81 is of more immediate importance within the town than the development of a complete relief road as currently proposed. The relocation of Action Area 4 may provide a viable solution to ensuring that the southern section of the relief road is constructed with the possibility of the eastern section being constructed at a later stage. 4. The plan distinguishes lands use and strategic lines only. 5. The issues of Sewage and Water have been addressed in chapter 11 of Section B. 6. The issue of drainage is addressed under section 11.2 of Section B. 7. The response to issue 3 addresses this part of the submission.

<p>Managers Recommendation</p> <p>Having regard to the issues raised it is considered the provision of the southern section of the relief road is of great importance in order to address the traffic problems within the town. It is therefore recommended that AA4 be relocated to the lands adjoining the southern section of this relief road, which in turn will facilitate the development of this roadway as a part of the development of these lands.</p>
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<p>Submission no. 4</p>
<p>GSI</p> <ol style="list-style-type: none"> 1. Map referencing co-ordinates to be in 6 digit format 2. Request for EIS input must be sent earlier
<p>Manager’s Response</p> <p>The issues raised relate to the Development Management Process.</p>
<p>Managers Recommendation</p> <p>No change to Plan</p>

<p>Submission no. 5</p>
<p>Joe Behan TD</p> <ol style="list-style-type: none"> 1. Traffic Issues must be addressed within the town. 2. Proposed road layout only provided as a short term measure 3. Inadequate transport links to Baltinglass.
<p>Manager’s Response</p> <p>The provision of a relief road aims to address the traffic issues within the town. Chapter 10 of the Section B directly relates to the issues of parking and transportation.</p>

The Scope of the plan does not have the capacity of to address issues such a rural transport and links to other areas and is outside the remit of the plan.

Managers Recommendation

The relocation of Action Area 4 in order to facilitate the development of the Southern section of the relief road will relieve the pressures within the town centre arising from the R747 and the N81. Please refer back to the manager's response set out under submission no. 3.

Submission no. 6

Bord Gais

This submission confirms that BGE do not have a gas pipeline network in Baltinglass and accordingly do not have any further comments to make.

Manager's Response

Submission noted

Managers Recommendation

No change to Plan

Submission no. 7

Eastern Regional Fisheries Board

1. Concerns over the impact the increase in population will have on the River Slaney given the capacity of the existing sewage treatment plant.
2. Concern over assimilative capacity of River to accommodate population

Manager's Response

Part B Section 11.1 of the Draft Plan states that it no significant developments will be permitted until the Council is satisfied that adequate water and wastewater infrastructure is in place to cater for such developments.

Any increase in the Waste Water treatment plant capacity will be subject to a separate planning process that will have to deal with waste assimilative capacity.

Managers Recommendation

No change to plan

Submission no. 8

Dept of Communications, Energy and Natural Resources

1. No further comment on top of issues previously raised in response to SEA

Manager's Response

Submission noted

Managers Recommendation

No change to plan

Submission no. 9

Baltinglass Community Group

1. Provision of services for the young particularly recreational and social needed.
2. Request that all funds received from levies relating to developments in the Baltinglass area be used directly for the upkeep and maintenance of the town.

- Traffic management plan required for town centre 1 and 2.
3. Concerns over projected population growth.
 4. Emphasis need for the provision of a community centre
 5. Concerned with lack of Green belt for Baltinglass west in the form of Active Open Space due to distance from Town Park.
 6. Emphasis that a Traffic Management Plan is required for the town.
 7. A Relief road/by pass is required
 8. A metal walkway on each side is required to carry pedestrian traffic across as the river as currently very dangerous
 9. Structured parking strategy required
 10. Off main street car park required
 11. Provision of crossing areas along Main Street urgently needed.
 12. Due to vehicular congestion on Main Street/ Edward Street/ Mill Street no developments leading onto these thoroughfares/ entrance/exit should be permitted.
 13. Water Services – Need to be upgraded in order to facilitate development.
 14. Fire Station Opportunity site – The Community Group request that the existing car parking not be disposed off as it is a valuable resource. Consideration should be given to providing a sheltered bus stop as it would have the necessary off street adjacent car parking and would be very accessible to a one-way system around the town.

Manager's Response

1. The plan sets out objectives, which aim to ensure that developers provide community facilities or land on a phased basis or the development will not be permitted. This is most notable within the Action Areas within the Plan
2. The contributions received from developments within Baltinglass are added to the capital expenditure required for Roads, transportation, Environmental and Community facility infrastructure throughout the county, as is the case with Contributions received from developments in other areas. This policy was adopted by the Wicklow County Councils Development Contributions Scheme in December 2005 and crafted by virtue of its powers under section 48(1) of the Planning and Development Act 2000.
3. Given the rate of population growth over the previous four years and the large hinterland area the town commands it is considered that this level of population is required in order to consolidate the existing services that the town supplies.
4. The plan sets out objectives, which aim to ensure that developers provide community facilities or land on a phased basis or the development will not be permitted. This is most notable within the Action Areas within the Plan
5. An objective of Action Areas 3 and 5 is to provide for a formal active open space the details of which are set out in section 8.4 of the plan Part B. These areas are located in close proximity to Baltinglass West.
6. Each application within the town centre zonings will be assessed by the Development Management section of Wicklow County Council which shall take into consideration the impacts of a proposed development may have in terms of traffic, parking access, site lines etc.

7. An indicative relief road line is provided for in the plan.
8. This submission has been noted and an objective to provide for a Pedestrian Bridge will be included in the plan under section Chapter 10.
9. A structured Parking Strategy is outside the remit of this Plan and would be subject to assessment from the Roads Engineering sections. The Plan does however provide for an off-street car park within the primary town centre zoning. Section 10.2 part B sets out the following “*it is a policy of the Council to improve public parking facilities within the town centre*”.
10. The Plan provides for an off-street car park within the primary town centre zoning.
11. This proposal is outside the remit of this Plan and would be subject to assessment from the Area Engineers section.
12. The issue of traffic management will be dealt with by the Development Management section as pre-planning applications and proposals for Action Areas are submitted. A policy shall be included that each Action Area shall be accompanied by a comprehensive Traffic Management Plan where deemed necessary at pre-planning stage.
13. The issue of development and adequate infrastructure will be dealt with through the Development Management Process. Chapter 11 part B of the Plan refers to the issues of water and wastewater.
14. The policies set out for the Fire Station site set out that it will not be a requirement for development on these lands to provide for car parking due to its town centre location, however the existing car parking will not be effected along the street and adequate set down areas will be required as part of this development. The provision of a sheltered bus stop is outside the remit of this plan, which deals with, strategic and land uses only.

Managers Recommendation

Chapter 10 shall include an objective to provide for a pedestrian walkway adjoining the listed bridge at main street linking the two sections of the primary town centre.

Submission no. 10

Brian Kenny Spatial Policy Section

1. Appropriate/adequate sewage and water infrastructure is required in order to facilitate the development of AA2 as these lands are located in close proximity to the River Slaney.
2. The development of these lands in the second phase may be more acceptable and mitigate against any environmental impacts.

Manager’s Response

The development of land in close proximity to the River Slaney shall not be permitted until adequate sewage and water supply can be provided as set out in section 8.3 of the plan. The inclusion of this objective aims to ensure that development proposals demonstrate that adequate sewage and water infrastructure is available to serve the proposal.

Managers Recommendation

No change to plan

Submission no. 11(mapped)
Eddie Dowling C/O Liam McGree Architects
The subject lands comprise of a 3-acre town centre site at church lane. This site forms a Backland development adjoining the town centre zoning. The subject lands are located within close proximity to the River Slaney. <ol style="list-style-type: none"> 1. Propose mixed-use development on lands to include a 1 acres open space area adjoining the River Slaney. 2. Development could include car parking, residential, mixed use. 3. Contend that the subject lands form an “edge” of centre development
Manager’s Response
The subject site is situated on the periphery of the town centre 2 zoning on lands adjoining the River Slaney, which are currently zoned as Open Space. The subject site is also located in close proximity to the Archaeological site of the Abbey. It is considered that to allow for a town centre extension such as proposed would detract from the setting of the Abbey, (currently visible from the N81) and would negatively impact on the River Slaney. It would also appear that the subject lands are prone to flooding and therefore it would not be appropriate to build on a flood plain up stream of the town.
Managers Recommendation
No change to plan

Submission no. 12
Donal McDonnell C/O West Wicklow Historical society
<ol style="list-style-type: none"> 1. The NIAH lists 29 structures within Baltinglass however the section 9.1 architectural and archaeological heritage section lists on 16 and 7 national monuments. 2. Other structures exist on the top of the 29 highlighted and there are additional features, which do not feature in the CDP.
Manager’s Response
The proposed draft plan is consistent with the provision of Chapter 10 of the County Development Plan 2004-2010. Upon the review of the County Development Plan the existing heritage items will be reassessed throughout the county.
Managers Recommendation
No change to plan

Submission no. 13(mapped)
Thomas Doyle C/O McLoughlin Architects, Site at Baltinglass East
This submission relates to a landholding comprising of 1.2ha of land located at Baltinglass East, which are currently zoned as open space. <ol style="list-style-type: none"> 1. Propose that zoning be changed from Open Space to existing Residential on 1.2 ha site 2. Intention of landowner to use land to accommodate sites for family members at a low density 3. The lower portion of the site adjoining the Abbey may be acceptable as open space

Manager's Response

1-3. The subject lands are zoned as open space in order to protect the setting of the abbey, however it is considered that given the extent of the subject lands and the proposed use, it is considered reasonable to zone this area as greenbelt in place of open space where the development of one off housing is open for consideration subject to compliance with policy SS9 of the County Development Plan and proper planning and sustainable development. A buffer zone of 22m from the boundary of the Abbey shall however be provided in the form of open space.

Managers Recommendation

Provide for a 22m set back of Open space from the site of the abbey with the remaining lands being zoned as greenbelt in order to allow for limited local need housing.

Submission no. 14 (mapped)**Andy Doyle & John Wall C/O McLoughlin Architects, site at Srughau**

The subject lands are located to the extreme north east of the town centre zoning and adjoin the Shruhaun Road. A portion of the site has already been included in the town boundary with the zoning of greenbelt. The remainder of the site is outside the town boundary. The subject lands have an area of 6.72ha.

1. Request to extend the town boundary to include the entire site.
2. Proposal that zoning of residential would be suitable
3. Suggest that the part of the site adjoining the river be zoned as Open Space.

Manager's Response

The subject lands are situated to the extreme north of the town boundary with a small portion of the lands being located within the town boundary. The lands are situated approx. 1.3km from the town centre zoning and are situated on a sloping site, which forms part of a protected view and adjoins the River Slaney.

In line with the requirements of the National Spatial Strategy and Regional Planning Guidelines the Planning Authority must adopt a settlement strategy, which allocated the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Baltinglass in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 45% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 26.5Ha in total. To zone further land than this could not be justified.

The proposal to zone this area for residential use is not considered to be sustainable and would be out of character with the existing pattern of development in this area. Sufficient lands have been zoned for residential use closer to the town centre, which are a more sustainable option.

Managers Recommendation

No change to plan

Submission no. 15(mapped)
Kaideen and Co. Ltd Martin Doogue
The subject lands are situated outside the town boundary to the south of the proposed relief road and adjoin the N81. Propose that lands be included within the town boundary.
Manager's Response
Two no. dwellings are situated within the lands proposed to be included within this zoning. No reason or use has been proposed for these lands. The submission has been noted.
Managers Recommendation
No change to plan

Submission no. 16(mapped)
Des McNamara, Bawnogues C/O Dean Design
This submission relates to two portions of lands within the town boundary. <ol style="list-style-type: none"> 1. Propose zoning as industrial/commercial use (16A). The site is located within the existing industrial estate. 2. The lands situated within 16 (B) to be divided in two providing for Residential and Commercial use.
Manager's Response
<ol style="list-style-type: none"> 1. Lands located at 16A are already zoned for Employment use in the Plan. 2. The lands at 16B are currently zoned for existing residential which allow for infill development. The provision of a commercial use at this location is not considered to be acceptable as it would impact negatively on the residential amenity of the existing dwellings and would be out of character with the existing pattern of development.
Managers Recommendation
No change to plan

Submission no. 17
Catherine Lord, Glencannon
Contend the following: <ol style="list-style-type: none"> 1. No plan for improving parking 2. No provision for footpaths safe crossings etc 3. No provision made for expansion of schools services in line with projected population increase 4. Inadequate wheelchair access to areas 5. No sheltered bus stop within the town 6. Outer Ring Road will link up with existing roads at dangerous sections 7. Propose that a roundabout be provided at the junction of the N81 and the Town Centre in order to ensure traffic safety. 8. Traffic through the town should incorporate a one way system around the central square in a clockwise direction
Manager's Response
<ol style="list-style-type: none"> 1. The plan proposes a new off street car park within the town centre zoning

2. The provision of footpaths and safe crossings are subject to ongoing assessment by the Area Engineer and proposals can be made as part of the annual road works programme.
3. The Plan has provided for additional lands for the expansion of the schools.
4. This issue is noted. The County Development Plan under Chapter 5 section 6.7 deals with access for people with Disabilities.
5. The policies set out for the Fire Station site set out that it will not be a requirement for development on these lands to provide for car parking due to its town centre location, however the existing car parking will not be effected along the street and adequate set down areas will be required as part of this development.
6. The proposed relief road outline is indicative only and will be subject to detailed design.
7. Point 7 is outside the remit of this plan. This issue is subject to ongoing assessment by the Area Engineer and proposals can be made as part of the annual road works programme.
8. Outside the remit of this plan. This issue is subject to ongoing assessment by the Area Engineer and proposals can be made as part of the annual road works programme.

Managers Recommendation

No change to plan.

Submission no. 18

Mary Doyle-Powell

1. Proposal for a covered walkway (The Dutchman’s Pub and J. Murray on the south side of the bridge across the river).
2. Proposal that the Timmins Lands be turned into the “Godfrey Timmins Park” in line with the future housing plans on the Rathvilly side of the town.
3. Provide for a medical centre
4. The relocation of the post office to the Old Convent on Weavers Square
5. Local Bed and Breakfast operators should be encouraged to provide discounts at weekends etc in order to encourage tourism.
6. The Farmers Market should be extended.

Manager’s Response

1. This submission has been noted and an objective to provide for a Pedestrian Bridge may be included in the plan under section Chapter 10.
2. The subject lands are situated a considerable distance from the town centre and main residential areas. It is therefore considered that the provision of a park/open space area is more feasible and easily accessible/closer to the town centre zoning.
3. The provision of a medical centre is permitted in principle within a number of zonings within the town boundary including the town centre zonings, the neighbourhood shops and services zonings and the community/educational zonings.
4. The relocation of the post office is outside the remit of this plan, however the principle of a post office is permitted within the town centre zoning.
5. Point 5 is outside remit of plan.
6. The provision of a farmers market or extension to a farmers market does not

<p>require lands to be zoned for such a purpose. The existing Farmers Market is located around Weavers Square within the town centre zoning. An extension of this use would be subject to consultation with the Development Management section of the Planning Authority.</p>
<p>Managers Recommendation</p>
<p>Chapter 10 shall include an objective to provide for a pedestrian walkway adjoining the listed bridge at main street linking the two sections of the primary town centre as set out in response to submission 9(part 9).</p>
<p>Submission no. 19</p>
<p>Quinn’s of Baltinglass C/O Brian Meehan</p>
<p>Reference made to 6 no. sites within the town boundary</p> <ol style="list-style-type: none"> 1. Site 1 Main Street – Satisfied with proposal TC1 site 2. Site 2 Main Street Backlands site – Due to the backland nature the provision of Ground floor shop units is not viable nor is there a significant demand for such developments – rezone this area TC1 with objective including ground floor residential use where retails uses are not attractive or viable. 3. Site 3 – Mill Street Site – The Quinn’s do not own this land and have no control over the northern end of AA1. 4. Site 4 Corner of Bealin Street and Mill Street – Satisfied with zoning 5. Site 5 Weavers Square Site – Satisfied 6. Site 6 Church Lane – request that these lands be included in the next plan review.
<p>Manager’s Response</p>
<p>2. The provision of residential developments is permitted in principle within the town centre zoning at appropriate locations. The provision of retailing within the town centre aims to bring life to towns and street fronts. It is felt that the provision of residential uses may be acceptable in backland locations where the provision of retailing is not considered to be viable. This will be dealt with through the development management process.</p> <p>3. It is not a request that lands within the Action Areas be in single ownership, however the aim of tying land together is to facilitate a planned and co-ordinated development with the area.</p>
<p>Managers Recommendation</p>
<p>Recommend Section 6.1.1 wording of objective be slightly altered to allow for the provision of residential uses at backland locations only where the provision of retail/commercial use is not viable and a reasonable case has been made for the provision of residential use.</p>

<p>Submission no. 20(mapped)</p>
<p>Tony Duffy – Frank O’Galloch Assoc</p>
<ol style="list-style-type: none"> 1. Rezone lands to rear of existing industrial estate to existing residential 2. Provision of dwellings for family members
<p>Manager’s Response</p>
<p>The subject lands are currently situated within the Greenbelt zoning where the provision of a single dwelling is permitted in principle subject to compliance with the requirements set out in the County Development Plan. It is therefore not considered</p>

necessary to rezone this lands existing residential as the provision of a family dwelling is permitted in principle on these lands subject to compliance with the County Development Plan Rural Housing Policy SS9 and normal planning criteria.

Managers Recommendation

No change to plan

Submission no. 21(mapped)

James Breen, Deerpark C/O Frank O’Gallachoir Assoc

The subject lands measure roughly 12.3ha and lie within the Agricultural zone. The subject lands are also situated to the rear of existing residential developments. Submission proposes the following:

1. To change existing zoning to new residential
2. Contend that lands are particularly suitable for outer Suburban low-density housing and that zoning would promote a greater housing mix.
3. Due to the location and proximity to existing employment lands the development of these lands for housing would reduce the need for commuting.
4. To be developed in 2 phases

Manager’s Response

The subject site is situated to the north east of the town centre and is situated on the outskirts of the town adjoining the town boundary. The subject lands are located within the Greenbelt zone.

In line with the requirements of the National Spatial Strategy and Regional Planning Guidelines the Planning Authority must adopt a settlement strategy, which allocated the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Baltinglass in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 45% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 26.5Ha in total. To zone further land than this could not be justified.

In deciding which land to designate, cognisance was taken of its distance from the town centre, to ensure that so far as possible people living or working on such designated lands would be within as short a walking distance as possible from the town centre and other built up areas.

It is considered that the provision of residential development on the subject lands would create an unsustainable backland development and is unnecessary given the provision of residentially zoned lands within the town boundary at present.

Managers Recommendation

No change to plan recommended as adequate lands have been provided for residential purposes as set out above in line with the projected population for the town of Baltinglass and based on the proximity of lands to the town centre zoning. It is considered that the subject lands are situated on the periphery of the town and therefore should not be zoned for residential purposes under the remit of this plan.

Submission no. 22(mapped)
Brendan & Tracy Kehoe and Kevin O’Neill, Newtownsaunders
<ol style="list-style-type: none"> 1. Extension of the town boundary to include lands to the south of the existing GAA grounds as current plan dissects lands in two. 2. No reasoning behind request or intended zoning.
Manager’s Response
<p>The subject lands are located to the south of the existing GAA playing field and are located outside the town boundary. A number of rural dwellings are currently situated on the subject lands. The adjoining lands within the town boundary are currently zoned “Greenbelt” being situated on the periphery of the town.</p> <p>In line with the requirements of the National Spatial Strategy and Regional Planning Guidelines the Planning Authority must adopt a settlement strategy, which allocated the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Baltinglass in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 45% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 26.5Ha in total. To zone further land than this could not be justified.</p> <p>It is considered that the subject site is situated in a relatively rural area and to include these lands within the town boundary would be contrary to the proper planning and sustainable development of the area.</p>
Managers Recommendation
No change to plan

Submission no. 23(mapped)
Brendan & Tracy Kehoe and Kevin O’Neill, Newtownsaunders
<ol style="list-style-type: none"> 1. Lands fully serviced and located adjacent to the existing hospital 2. Request that lands be considered for Community/Educational Institutional use
Manager’s Response
<p>The subject lands are located to the east of the existing GAA playing field and are located within the town boundary adjacent to Baltinglass Hospital. A number of rural dwellings are currently situated on the subject lands. The adjoining lands to the south within the town boundary are currently zoned “Greenbelt” being situated on the periphery of the town.</p> <p>Given the location of the subject site within the greenbelt zone it is considered that the provision of for example a nursing home or sheltered housing is permitted in principle subject to normal planning criteria. It is therefore not considered necessary to rezone these lands.</p>
Managers Recommendation
No change to plan

Submission no. 24
Baltinglass Tidy Towns Committee
<ol style="list-style-type: none"> 1. No recognition of new Town Park to east of Slaney River, The park includes facilities, which would make the area Formal Active Open Space. 2. Recommend that open space lands to the south and west of river form an extension to park. 3. The proposed footbridge should be located closer to the site of the new town park alternatively an additional footbridge should be provided to the south of the soccer pitch. 4. Provide for car parking at the junction of the new road and the River Slaney bridge in order to allow for ease of access thereby encouraging further use of the public park. 5. Include cycle path provision along walkway.
Manager's Response
<ol style="list-style-type: none"> 1. Point noted. 2. Lands within AA2, which adjoin the river Slaney are zoned as active Open Space and adjoin the existing park. This submission has been noted. 3. The proposed footbridge as highlighted on the zoning map is indicative only with the exact location being subject to detailed design at pre-planning stage. This bridge is required among other things to connect the newly zoned land to the west to the town centre facilities. 4. The provision of a an amenity walkway has been proposed in order to maximise the potential of the River Slaney as an active Open Space linked to the town centre zoning and connecting to the existing walkway. The issue of car parking adjacent to the proposed relief road may be subject to further consultation at design stage for the proposed relief road and it is noted that there is existing car parking adjoining the current public park and walkway. 5. The provision of a cycle way, may given the location of the subject lands within an SAC have detrimental environmental impacts on this area, however it is reasonable to include in section 8.3 that subject to an environmental survey the provision of a cycleway may be acceptable.
Managers Recommendation
The existing town park area shall be mapped as Active Open Space and the wording in section 8.3 shall be amended to include that subject to an environmental investigation the provision of a cyclepath may be acceptable.

Submission no. 25
Catherine Burke and Tom Hannafin Scoill Naomh IOSAF
<ol style="list-style-type: none"> 1. Provide for adequate lands for existing schools, which are currently at capacity. 2. Requirement for a boundary wall in order to ensure safety.
Manager's Response
<ol style="list-style-type: none"> 1. Additional lands have been provided to cater for the needs of the existing primary and post primary schools in accordance with the requirements of the Department of Education. 2. This submission has been noted however no location details have been

provided. The provision of a single wall is outside the remit of this land use plan.
Managers Recommendation
No change to plan

Submission no. 26(mapped)
Michael Fingleton Jnr, Shruhaun
<ol style="list-style-type: none"> 1. The subject lands (roughly 5.3ha) were originally included as part of the SAC for the river Slaney however on advice from the local ranger an appeal has been submitted to remove this designation which should only extend as far as the river bank. It is expected that this appeal will be acceptable 2. Access to the site is proposed from the north via the Shruhaun road, road widening can be achieved. 3. Water and sewerage mains run past the site 4. The proposed developments will allow for existing community members to trade up and therefore free up first time buyer dwelling units. 5. Proposal of 6 dwelling units to the acre 6. Proposal will help address the in balance between the north and south of the town.
Manager's Response
<p>In line with the requirements of the National Spatial Strategy and Regional Planning Guidelines the Planning Authority must adopt a settlement strategy, which allocated the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Baltinglass in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 45% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 26.5Ha in total. To zone further land than this could not be justified.</p> <p>In deciding which land to designate, cognisance was taken of its distance from the town centre, to ensure that so far as possible people living or working on such designated lands would be within as short a walking distance as possible from the town centre and other built up areas.</p> <p>Given the existing lands zoned within the town, the location of the subject site, which is listed as a protected view, the impact the proposed development would have on the archaeological site of the abbey and the existing road network, the provision of infill development only is considered to be acceptable.</p> <p>The subject lands adjoin the River Slaney a designated SAC and are situated at a highly visible location. It is therefore not considered that the subject lands are suitable for a residential zoning, would be out of character with the existing developments in this area and would therefore be contrary to the proper planning and sustainable development of the area.</p>
Managers Recommendation
No change to plan

Submission no. 27(mapped)
Cedric Hendy
<p>The subject lands measure 12.3 and are currently designated as Greenbelt. The subject lands are located within the town boundary and in close proximity to a number of existing residential developments</p> <ol style="list-style-type: none"> 1. Proposal for Residential & Commercial zoning.
Manager's Response
<p>While the subject lands are located within close proximity to existing residentially zoned lands they are located on the periphery of the town boundary. Based on the projected population figures for Baltinglass the Planning Authority has designated 26.5ha of land for residential purposes, which account for both an excess factor of 6% and headroom of 45% allowing for the fact that some landowners may not wish to develop their land.</p> <p>In deciding which land to designate, cognisance was taken of its distance from the town centre, to ensure that so far as possible people living or working on such designated lands would be within a short a walking distance of the town centre and other facilities. Having regard to this submission it is not considered that the zoning of the subject lands is justified within the lifetime of this plan given its proximity to the town centre and therefore to zone such lands would be contrary to the proper planning and sustainable development of the area.</p>
Managers Recommendation
No change to plan

Submission no. 28(mapped)
Tom Nolan
<ol style="list-style-type: none"> 1. Residential and Leisure development due to proximity to the existing Golf Course 2. Scope for recreational/ leisure development 3. Given previous permission for residential development it is contended that it is not unreasonable to zone lands for residential purposes.
Manager's Response
<p>The subject site is situated to the north west of the town centre and located on lands, which adjoin the existing Golf Club. The submission proposes that the subject lands be zoned for residential purposes.</p> <p>While the provision of holiday style housing directly associated with the existing Golf Club was acceptable as previously set out under planning reference no. 04/697 it is considered that to zone the subject lands for residential purposes is unjustified given the provision of 26.5ha of land being provided for residential development within the town boundary in close proximity to the town centre zoning.</p> <p>While the provision of a small-scale holiday home developments directly associated</p>

with the existing Golf Course may be acceptable it is considered that the proposal to zone these lands for residential purposes would be contrary to the proper planning and sustainable development of the area.

Managers Recommendation

No change to plan

Submission no. 29(mapped)

Ciaran Germaine, St. Kevin's accommodation

1. The exclusion of this dwelling from the primary town centre zoning is contrary to the tourism objective included in the plan
2. This house should be included in the primary town centre zoning in order to allow for its future growth
3. Request to include in primary town centre.

Manager's Response

The submission contends that St. Kevin's accommodation/dwelling should be included within the Town Centre 1 zoning. The subject dwelling is situated within the town centre 2 zoning in the draft plan. The applicant contends that this zoning will restrict the development and growth of this business. Having regard to the policies and objectives of the Town Centre 2 zoning it is not considered that the growth of this existing business (B&B) will be restricted.

Managers Recommendation

No change to plan

Submission no. 30(mapped)

Joseph and Marie Kinsella C/O Pat Buckeridge

1. Previous application for residential development deemed premature for 45 no. dwellings in advance of development plan
2. The proposed footbridge is considered to be in an in appropriate location
3. Proposal that the footbridge be located closer to the southern section of the lands in order to link up with the existing roadway leading to Parkmore. Propose that a pedestrian walkway at this location would allow for easier access to the proposed park/walkway serving both Parkmore and the proposed residential scheme
4. It is also stated that with discussion that the proposed footbridge and the development of these lands could run hand in hand with some discussion. .

Manager's Response

The subject lands are situated within Action Area 2 and adjoin the River Slaney. A previous application was submitted on the subject lands, which was subsequently withdrawn as the applicants were advised that the proposed development was premature pending the adoption of the Baltinglass Town Plan.

The applicants contend that the proposed footbridge is situated in an inappropriate location. The zoning map supplied provides an indicative location for the proposed footbridge, which is subject to, detailed design at pre-planning stage. The subject lands form part of Action Area 2, which requires that a co-ordinated and coherent layout and use be provided within this area, to be agreed at pre-planning stage. The exact location of the footbridge in this instance is subject to approval at design stage

and therefore the landowners are required to submit a development proposal, which incorporates the provision of a footbridge in its layout. This bridge is required among other things to connect the newly zoned land to the west to the town centre facilities.

Managers Recommendation

No change to plan

Submission no. 31(mapped)

Chris Lowry C/O Vincent JP Farry and Co. Ltd

1. Lands located to the north of the town centre forming part of Greenbelt and Existing residential zoning
2. Previously on two occasions outline permission was granted on these lands for 6 no dwellings units, never constructed
3. Request that the entire lands be zoned for residential in order to accommodate the previously approved development

Manager's Response

The subject lands are situated to the north of the town centre along the Shruhaun Road, which consists of an area of rural dwellings where a pattern of ribbon development has formed over the years. The lands adjoining the public road are currently zoned existing residential/infill development. An application for 7 no. dwellings under planning reference no. 07/1745 was refused. This application proposed to provide 7 no. dwellings on the entire landholding, which included backland development. This submission refers to the lands which formed this previous application where it appeared that the proposed development could be located adjoining the public road in a linear pattern which mitigated against the visual impact and backland nature of the original application. Having regard to this it is considered that the existing zoning on the western portion of the Lowry landholding of existing residential/infill is sufficient to provide for residential development as previously proposed.

Managers Recommendation

No change to plan

Submission no. 32

John Timmins, Lands at Bawnogue

The subject site is located 1km from the centre of Baltinglass along the N81. The lands lie on the eastern side of the regional route connecting Baltinglass southwards towards Carlow. The site is on the western side of the river Slaney and is well elevated. Previous applications have been submitted on the site, 1 withdrawn on advice of council, 1 deemed premature and 1 granted for 60 no. units (Planning reference no. 03/9771). This application provided details of indicative proposals for the development of the remaining lands, which are inside the speed limit zone.

1. Landowner proposes that: a 1/3 of the lands zoned open space adjoining the N81 be zoned for open space while the remaining be zoned for a neighbourhood shop etc.
2. Lands to the east of the lands zoned existing residential. That these land be rezoned for new residential

Manager's Response

1. This area of open space refers to lands within an existing residential development, which was, previously permitted under 03/9771. The proposal to

<p>develop 2/3rds of this land as a neighbourhood centre would contravene this previous grant of permission, however the submission of a new application detailing the proposed alterations would allow a more technical assessment of the proposal, which would address this issue.</p> <p>2. Having regard to the content of a number of the submissions received in relation to traffic congestion and the need to provide a relief road it is considered that to zone the subject lands adjoining the southern section of the relief road in place of the residential zoning of AA4 is reasonable and will ensure that the first stage of the proposed relief road is constructed.</p>
<p>Managers Recommendation</p>
<p>As set out in the recommendations under submission no. 3 it is recommended that AA4 be relocated to this location in order to facilitate the construction of the Southern section of the relief road.</p>

<p>Submission no. 33(mapped)</p>
<p>Whampfer Ltd C/O PD Lane Associates</p>
<ol style="list-style-type: none"> 1. Lands in ownership comprise of 1.4ha of land. 2. Contend that lands should be zoned for Employment purposes 3. Land originally purchased by WWCoCo, as an industrial land bank, which was then acquired by the IDA who subsequently sold it to Whampfer Ltd. 4. The lands are located within the industrial site 5. The lands are reserved for the expansion of the factory 6. Part of the lands are zoned for open space forming a de-zoning of the landholding which could be subject to compensation 7. The Grounds for zoning are based on the objectives of the RPG's the sites Location and the history and current use of the site.
<p>Manager's Response</p>
<p>The subject lands are currently proposed open space and adjoin the existing industrial park within the Town boundary. The owners contend that the subject lands be zoned employment in line with the adjoining land in order to allow for the expansion of the company in the future.</p> <p>Given the employment zoning of the adjoining lands it is considered that to re-zone this area of land for employment use directly associated with the expansion of the established business on the landholding is acceptable, however a landscaped buffer shall be provided in order to mitigate against any adverse impacts on the adjoining residential area and views from the public road.</p>
<p>Managers Recommendation</p>
<p>Re-Zone existing open space lands to employment with a 10m buffer zone to the south and west.</p>

<p>Submission no. 34(mapped)</p>
<p>Baltinglass & District Forum</p>
<p>The district forum raises a number of issues, which have been specified under Part A, and B.</p>
<p>1. The Bridge</p>

Traffic safety issues with the bridge, the provision of a walkway either side of the bridge is required in order to allow for safe pedestrian traffic

2. The state of the Water Services Infrastructure:

The forum is supportive of the objective that all new developments cannot be constructed until adequate infrastructure has been put in place.

3. The provision of off Main Street public car park

Due to the layout of the town of Baltinglass and the lack of designated car parking within the main street the issue of traffic congestion is raised as a major issue.

- The forum suggests that limits on street parking close to the centre of town and only short term parking be permitted
- Off street car parking should be provided in order to adequately cater for the town centre needs
- Develop and implement a traffic management plan

4. Lack of a comprehensive traffic management plan

Objectives

- Remove congestion
- More effective traffic control at intersection of N81 and the R747
- Provision of adequate off street parking
- Parking regulations to be introduced
- Study into the provision of a one way system
- Pedestrian access and safety
- Disadvantaged access and safety
- Access safety and secure bicycle parking
- Designated loading bays
- Usage of picture dictionary signage
- Provision and designation of Farmers Market
- Siting a sheltered bus stop

5. The pressing need for the earliest construction of the south bridge relief road.

The forum proposed that the AA4 be relocated to the south of the relief road in order to ensure that the relief road is constructed or else the council ensure that the road will be built through public private partnership

Section B:

Chapter 4: The forum believe that the levies/contributions create through development in the town should be kept for the provision of services in the town.

Chapter 5: Density of development

Housing – issues with densities in R zoned lands required that they be reduced to 4-8 to the acre. Ok within Town centre zonings and AA1 mart site

The densities proposed would allow for development out of character with the existing developments in this area

Chapter 6: Commercial/Town Centre

Omit wording of Centre just generally all built heritage etc should cover the entire town in place of the town centre alone.

Having regard to new developments and the protection of residential amenity it is proposed that the word residential be omitted and changed to “All new developments shall protect the amenities of the town”.

The Fire Station Site:

Several aspects to be reconsidered, Loss of Car parking, off street car parking required for such a facility, Provision of adequate play areas for children.

Chapter 7 Employment

The Forum Strongly endorses the development of a hotel on a suitable site within the town.

8. Community, Open Space and Recreation

Sheltered Housing: Need for plan to provide for sheltered housing, retirement estates nursing homes and associated facilities

9. Heritage

The only heritage assets listed are those set out in the County Plan, the plan does not include the items listed in the NIAH. The forum recommend that the heritage assets be re-examined in consultation with the NIAH in order to provide a realistic list for the Baltinglass Town Plan.

10. Transportation, Circulation and Parking Infrastructure

The Forum recommend the construction of a complete N81 outer ring road in the mid to long term.

11. Water Services Infrastructure

Supportive of policies in relation to flooding

Recommend that the bridge and southern reaches of the existing bridge be cleaned periodically in order to prevent hazardous flooding.

12. Zoning:

TC1

The zoning matrix should recognise the rural lineage of the town by permitting in principle a farmers market within the town.

TC2

The zoning matrix should recognise the rural lineage of the town by permitting in principle a farmers market within the town.

13 Action Areas

Mart Regeneration site Wording:

AA1 any development within this area shall take account of Part B – 6.1.3 Protecting the Character and Built Heritage of the Town.

13.5 AA4 Bawnogues West Action Area

The forum believes that the employment zones should not be located directly adjacent the residential zoning, recommend a suitable green belt area be provided to protect residential amenity.

The Forum recommends that the AA4 Employment Zone should be reallocated to the area mapped AA0 – South relief road action area.

The Forum are of the opinion that sufficient incentive is required in order for this relief road to be constructed and therefore sufficient zoning of land along this route is required in order to attract investment.

Manager's Response

Part A:

1. The existing bridge is listed as a protected structure under the County Development Plan ref: 27-05, which restricts the extent of works that can be carried out, however as set out previously an objective shall be included in chapter 10 making it an objective to provide for a pedestrian walkway adjoining the listed bridge at main street linking the two sections of the primary town centre.
2. Submission noted
3. The plan provides for off-street car parking within the town centre zoning which will relieve the amount of parking required along the main street. The provision of restrictions on car parking is a matter for by-laws under the Road Act and is outside the remit of this plan.
4. The Roads objectives are listed under section 10.1 of section B.
5. The plan proposes a relief road as indicated on the zoning map. Having regard to the feasibility of this road being constructed it is acknowledged that incentives for landowners to develop these lands are required. Given the urgent need for the southern section of the relief road to be constructed as a primary objective it would appear that the relocation of AA4 is required in order to provide a sufficient incentive for this road to be constructed.

Part B:

1. Chapter 4 refers to the Contributions scheme. This mandate is covered by Wicklow County Councils Development contributions scheme, which was adopted in December 2005 and is outside the remit of this plan.
2. Chapter 5: The plan proposed a medium density for all residentially zoned lands in keeping with the character and rural setting of the town.
3. Chapter 6: The plan aims to protect the existing character of town as set out in the objectives relating to Residential development and the development of the town centre zonings. The inclusion of the word “town centre” does not restrict the scope of this protection and all applications will be required to be in keeping with the character of the existing town. This shall be controlled

through the development management process. The issues relating to the Fire Station Site have been noted however Off street car parking is proposed and any application for a crèche will be required to meet the requirements of the County Development Plan and the Childcare regulations.

4. Chapter 7: The provision of a hotel is permitted in principle within the town centre zoning.
5. Chapter 8: The provision of Sheltered Housing within the Community/institutional zoned lands and greenbelt area is permitted in principle.
6. Chapter 9: In relation to Heritage the plan is consistent with the provision of the County Development Plan 2004-2010. It is not intended to re-assess the heritage items listed within the scope of this plan, as this process must be carried out under the County Plan review.
7. Chapter 10: The Plan provides for an outer relief road, which aims to ease congestion within the town centre.
8. Chapter 11: Submissions noted.
9. Chapter 12: Submission noted.
10. Chapter 13: Submission noted In regard to AA4. The issues raised in relation to the proposed relief road have been noted which specific reference to the necessity for the southern section of the relief road being required urgently.

Managers Recommendation

The plan proposes a relief road as indicated on the zoning map. Having regard to the feasibility of this road being constructed it is acknowledged that incentives for landowners to develop these lands are required. Given the urgent need for the southern section of the relief road to be constructed as a primary objective it would appear that the relocation of AA4 is required in order to provide a sufficient incentive for this road to be constructed.

It is noted that a farmers market has previously been in operation within the town centre at Weavers Square. It is considered that the provision of a farmers market should be open for consideration within this zoning.

Submission no. 35(mapped)

Neville Eager and Pat Flynn C/O Kiaran O'Malley & Co.

The subject lands are located to the east of the river Slaney and to the north east of the existing graveyard. The subject lands comprise of 5.7ha.

1. Request for lands to be rezoned for residential purposes
2. Contend that lands are in close proximity to local services and served by Public Mains
3. Landholding has a capacity of roughly 100 houses

Manager's Response

The subject lands are situated to the north east of the town centre and include lands situated to the rear of the existing graveyard. The site in question is quite elevated and would be highly visible from the main street and adjoining roads with the main access point being quite narrow. The more traditional pattern of development consists of linear development along the public road.

Based on the projected population figures for Baltinglass the Planning Authority has

designated 26.5ha of land for residential purposes, which account for both an excess factor of 6% and headroom of 45% allowing for the fact that some landowners may not wish to develop their land.

Having regard to this submission it is not considered that the zoning of the subject lands is justified within the lifetime of this plan given its proximity to the existing graveyard, the highly elevated nature of the site and the narrow roadway serving the lands.

Managers Recommendation

No change to plan

Submission no. 36 (mapped)

John and Ann Timmins

1. Alteration to Relief Road layout to be adjusted slightly to a more Westerly direction away from the family home and then eventually link onto the N81
2. Impact on development potential of adjoining lands for future family development.

Manager's Response

The proposed relief road provides for an indicative layout for the roadway, which will be subject to full design over the coming years. Submissions will be invited from landowners adjoining the proposed relief roadway once the design stage of the road has been commissioned.

Managers Recommendation

No change to plan

Submission no. 37(mapped)

Jim Boggan and Kieran McGuinness C/O Ian Doyle

The subject lands are located at Deerpark and total 29.53 acres (11.81ha). Access to the site is to be facilitated by the existing access point to the Deer Park House. It is contended that the site is consistent with the Density Guidelines definition of an outer suburban/ Greenfield Site and that the proposed population figures provided in chapter 6 are not considered to be reasonable and do not reflect the projections of the RPG's which set a population for a Small Growth town 1 aspiring to a population of 5000.

It is considered that the vast majority of land zoned for residential purposes is located to the west of the river and that the plan's development is overly reliant on the provision of road and bridge infrastructure. The submission also states that the population allocations of the County Development Plan are not consistent with the provisions of the NSS and that the Plan is unrealistically reliant on the provision of infrastructure.

1. Propose zoning of lands for residential purposes.
2. The proposed lands situated on a main arterial route would consolidate a haphazard development pattern
3. The proposed plan requires 26.5ha of land to be provided for residential use. The subject site provides for 11.9ha of land without the requirement of costly infrastructure.

Manager's Response
<p>The subject site is situated to the north east of the town centre and is situated on the outskirts of the town adjoining the town boundary. The subject lands are located within the Greenbelt zone.</p> <p>The National Spatial Unit of the DoE allocates population to each regional authority, which in turn is allocated to each County. The County Development Plan is then used as the tool for the breakdown of this population throughout the County, in line with the requirements of the National Spatial Strategy and Regional Planning Guidelines in the form of a settlement strategy. The settlement strategy allocates the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. It is not possible to add population in an ad-hoc manner. The Regional Planning Guideline's defining of towns is for definition purposes only with the population projections being indicative only and not a target.</p> <p>The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Baltinglass in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 45% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 26.5Ha in total. To zone further land than this could not be justified.</p> <p>In deciding which land to designate, cognisance was taken of its distance from the town centre, to ensure that so far as possible people living or working on such designated lands would be within as short a walking distance as possible from the town centre and other built up areas.</p> <p>It is considered that the provision of residential development on the subject lands would create an unsustainable backland development and is unnecessary given the provision of residentially zoned lands within the town boundary at present.</p>
Managers Recommendation
No change to plan

Submission no. 38(mapped)
Eamonn Brett and Joe Miley C/O Tiros resources Ltd.
<p>The submission relates to lands to the rear of "Doyles" at Main Street. Permission was previously refused for mixed-use development on these lands currently zoned TC1 & 2. Planning reference no. 07/399 (Mixed use commercial and residential) is currently under appeal and awaiting decision</p> <ol style="list-style-type: none">1. Submission promotes the use of temporary treatment systems until the upgrade of the existing sewage plant has taken place in order to allow for development to happen.2. Proposed that the following replace the last paragraph on page 13 of the plan "The waste water facility for Baltinglass is located at Lathaleer with discharge of treated effluent to the River Slaney. Extra capacity in the sewage treatment plant is limited and significant developments will not be permitted unless it is adequately demonstrated that they can be accommodated by an alternative

<p>treatment system until such time as the Lathaleer facility is up graded.</p> <ol style="list-style-type: none"> 3. The zoning of open space lands within the AA2 lands is unnecessarily rigid and should only be dealt with at design stage. Request that this area be reduced to a 5m strip along the edge of the river 4. If this policy is to be kept it is necessary to recommended that it is clarified that the infrastructure required to serve development in AA2 such as roads, footpaths etc are permitted in principle on these lands

Manager’s Response

1-2. This submission has been noted however the provision of a temporary treatment system would not be consistent with Chapter 9 of the County Development Plan 2004-2010 paragraph 6.2.2 which does not permit privately owned sewage treatment plants serving several properties.

3. The plan provides for Active Open Space along the banks of the River Slaney while the location of the lands in close proximity to the town centre allows for a greater density within the remaining lands. This Action area provides for both an active area of space including a river walkway while also promoting sustainable higher density development within the remaining lands given the proximity to the town centre. The designation of this Active Open Space is not entirely rigid and will be subject to greater detailed design at Action Area Approval Stage.

4. The provision of infrastructure within these lands is integral for any development to take place.

Managers Recommendation

No change to plan

Submission no. 39(mapped)

Daleberg Properties C/O PD Lane Associates (overlaps with AA0)

1. Lands measuring 12.36ha as outlined on the map attached. In total
2. Require that 4.3ha of land be zoned for employment uses
3. Argue that Proximity to proposed relief road makes these lands an ideal location for development
4. Zoning will facilitate the speedy construction of the southern half of the relief road.

Manager’s Response

The subject lands are situated within the Greenbelt Area in the draft-zoning map to the southern half of the proposed relief road. Given the apparent necessity for the construction of this section of the relief road as soon as possible as indicated in a number of the submission received it is considered reasonable that the employment and residential lands originally situated within AA4 be relocated along the southern half of the relief road thereby ensuring that sufficient incentive is provided for the construction of this section of the roadway.

Managers Recommendation

Relocation of employment and residential lands within AA4 in order to allow for the construction of the southern section of the relief road.

Submission no. 40(mapped)
Amskey Properties Ltd C/O PD Lane Associates
<ol style="list-style-type: none"> 1. The lands zoned R new residential as part of the AA4 are considered to be very poorly shaped coming to and making a corner with Bawnaogue Lane. This forms a junction with 5 no. roadways. 2. Proposed that the inner relief road be straightened in a south-westerly direction as set out in the map. 3. This development will increase the residential zoning by 1.56ha. 4. Proposal will allow a safer road junction, better sightlines, more usable lands and will result in less road junctions on this area.
Manager's Response
This submission has been noted.
Managers Recommendation
It is intended that the zonings on lands within AA4 be relocated to the north and south of the southern section of the relief road in order to facilitate the construction of this section of the relief road as a priority as recommended in response to previous submissions.

Submission no. 41(mapped)
Maurice Byrne
<ol style="list-style-type: none"> 1. The proposed relief road currently meets the Ballitore Road at the boundary of a Mr. Byrnes dwelling. 2. Proposes that this roadway be re-aligned and moved further to the west, which will not necessitate the dissection of AA5 and will not impact on the residential amenity of the existing dwellings. 3. The roadway will follow a natural alignment
Manager's Response
The proposed relief road provides for an indicative layout only and will be subject to detailed design at which time opportunities will be provided for comments to be submitted by interested parties.
Managers Recommendation
No change to plan

Submission no. 42
Sophie Preteseille on behalf of GSI
<ol style="list-style-type: none"> 1. Site of Geological interest lying within the Baltinglass study area 2. Baltinglass, comprising of outcrops of tourmaline and garnet schist, has been proposed under IGH6 Mineralogy Theme for designation as an NHA site. 3. River Slaney comprising of Gorge and Gravel bars, is being studied under the IGH12 Fluvial and Lacustrine Geomorphology Theme. 4. The submission also states that should the boundary for the town change that 2 additional sites are located outside the current study area 5. Tober Comprising of a spring in Gravel 6. Manger-Saundersgrove comprising Paleo-deltas, is being studied under IGH14 Fluvial and Lacustrine Geomorphology Theme. 7. Slaney River designated SAC. 8. Request that all data from site investigations be sent to GSI for data input

<p>9. Request notification of ground excavations etc</p> <p>10. Should any significant bedrock cuttings be created, request that rock remain visible as rock exposure rather than covered with soil and vegetated.</p>
Manager's Response
Submission noted.
Managers Recommendation
No change to plan

Submission no. 43
Paul Gorry, Genealogist
<ol style="list-style-type: none"> 1. The submission is in response to section 9.1 (Natural, Architectural and Archaeological Heritage). 2. The only structures, monuments listed are those listed in the CDP 3. 16 structures are listed however the NIAH lists another 16 structures 4. The above combined is still not representative of the entire town heritage 5. The building know as "Steps" on the north side of main street has potential for tourism 6. The former railway station ticket office currently occupied by offices located in AA1. 7. The town's heritage assets be re-examined in consultation with the NIAH. 8. Encourage Quinn's of Baltinglass to redesign there retail development to retain the Steps by altering the access point.
Manager's Response
The heritage items listed in the plan are consistent with the County Development Plan 2004-2010. It is not intended to re-assess the heritage items listed within the scope of this plan, as this process must be carried out under the County Plan review.
Managers Recommendation
No change to plan

Submission no. 44
Dick Roche, T.D reps for Martin Doug Kaideen and Co. Ltd.
<ol style="list-style-type: none"> 1. Mr. Doug and his family currently own 3 acres of land at Clough, which just on the outskirts of the town and which has, not be included in the plan. 2. A request is been made to include these lands in the plan and to extend the boundary.
Manager's Response
Two no. dwellings are situated within the lands proposed to be included within this zoning. No reason or use has been proposed for these lands. The submission has been noted.
Managers Recommendation
No change to plan

Submission no. 45(mapped)
Patsy Burke (Details Attached).
1. This submission requests that the lands zoned open space adjoining Mr. Burkes family home be rezoned as existing residential or new residential in order to allow family members to build in the future.
Manager's Response
The submission does not highlight the lands in question however it would appear that this submission refers to the lands zoned open space and highlighted in the attached map as sub 45 which adjoin a number of existing dwellings.
Having regard to the current zoning as open space it is considered that there are a number of issues, which need to be addressed. The existing lands adjoin an existing residential zoning and the town centre 2 zoning both of which back onto this land with little or no overlooking or passive supervision provided from these adjoining developments. In areas such as this the intended use as an open space is not always achieved with lands becoming a hot spot for dumping and antisocial behaviour.
Given the existing pattern of development in this area which provides for housing fronting into a westerly direction and the town centre buildings facing an easterly direction the possibility of providing supervision of these lands is unattainable in the future. Having considered this situation it is felt that these lands zoned, as open space holds no real value to the existing residential area and community in general. It is therefore felt that to rezone, the north western section of this land as existing residential in keeping with the adjoining building pattern and to rezone the remaining lands as Town Centre 2 would provide a more feasible option to the greater benefit of the adjoining properties and overall area.
Managers Recommendation
That the western section of the subject lands be zoned as existing residential /infill in line with the perimeter of the dwelling fronting onto the main road with the remaining lands to the rear being zoned Town Centre 2.

Submission no. 46(mapped)
Tom, Con and Pat Murphy
Issues relating to Relief road and lands adjoining this road. 1. Propose that lands be zoned for residential purposes as highlighted. 2. Additional lands required for employment purposes
Manager's Response
Having regard to the submission made and the previous submissions which indicate that the provision of the southern section of the Relief road be constructed as a priority AA4 has been relocated to the lands adjoining the southern section and therefore the remainder of the relief road will more than likely be developed at a later stage possibly upon the review of this current plan.
Managers Recommendation
No change to plan

Submission no. 47
Michael Scanlon
<ol style="list-style-type: none"> 1. Upgrade the Shruhaun Road. 2. Zone 2 acres of land at the Shruhaun road. (Lands not highlighted) 3. Need for industrial site within Baltinglass 4. Bridge on the north west of the Slaney should link up with relief road.
Manager's Response
Submission noted.
Managers Recommendation
No change to plan

Submission no. 48 (Late Submission) (mapped)
Donal Farrell
Proposal to provide for a mixed-use development on the subject lands formally Baltinglass Meat factory. Currently zoned as Employment. Submission contends that the draft zoning of a neighbourhood centre is situated to close to the town centre and that the subject site is more suitable. The subject lands will accommodate a crèche, office space, a restaurant, retail units and a supermarket.
Manager's Response
The subject lands are situated on the outskirts of the town along the R747 regional roadway on lands currently zoned for industrial use. The submission proposes that the lands be zoned appropriately to cater for a mixed-use development. Given the location of the subject site on lands a considerable distance from the town centre and the proposed use which will provide for both office, commercial and retail (in the form of an anchor store with smaller retail units) would mitigate against the aims of the town centre zoning which promotes the development of this area as the main service provider for the town. It is therefore considered that the proposed development, given the location of the subject site on the periphery of the town, would form an unsustainable development that would conflict with the requirements of the Retail Planning Guidelines and therefore be contrary to the proper planning and unsustainable development of the town.
Managers Recommendation
No change to plan

Submission no. 49 (Late Submission)
Fr. Thomas Dillon C/O Baltinglass Pastoral Council
<p>This submission states the following:</p> <ul style="list-style-type: none"> • That for consistency purposes the Community/Educational/Institutional Zoning (blue) should be assigned to existing properties used directly for religious, educational and training purposes in the church, lalor centre, parochial house, VEC complex, primary school complex and the therapeutic amenity garden. It is stated that in the proposed plan they are zoned as existing residential. • Consideration should be given to maximising residential development closer to the town centre. The submission indicates that the lands to the rear of the old convent would be suitable for residential development.
Manager's Response
This submission has been noted. It would appear that point 1 refers to a mapping

error, which was rectified after the first draft-zoning map, had been issued. The primary school and church lands are now coloured blue highlighting there community/institutional zoning.

Having regard to the zoning of lands to the rear of the convent, sufficient lands has been zoned within the town boundary accounting for an excess factor of 6% and Headroom of 45% due to the location of the town on the outskirts of the GDA. Given the projected population it is considered that enough land has been zoned to cater for the population increase up to 2016.

Managers Recommendation

No change to plan

Submission no. 50(mapped)

Simon Murphy

This submission duplicates the submission numbered 3 and has been responded to previously.

Manager's Response

Please refer to submission 3.

Managers Recommendation

No change to plan

Submission no. 51(mapped)

John Cogan C/O CMG Architects

The submission proposes the zoning of 0.919ha of land for residential purposes. The subject lands are situated at Deerpark to the south east of the town off the R747 regional roadway.

Manager's Response

The subject site is situated to the South east of the town centre and is situated on the outskirts of the town adjoining the existing industrial estate. The subject lands are located within the Greenbelt zone.

In line with the requirements of the National Spatial Strategy and Regional Planning Guidelines the Planning Authority must adopt a settlement strategy, which allocated the population to the various towns and villages in a coherent manner and in accordance with the regional and national policies. The County Development Plan has addressed this in Chapter 3, a population of 3,000 in 2016 has been allocated to Baltinglass in accordance with recent population growth figures for the area. The Planning Authority must designate sufficient land in accordance with this population. This has been done, and allows an excess factor of 6% and a further 45% for market factors, to allow for the fact that some landowners may not wish to develop their lands. As is shown in Part A of the Draft Plan this equates to 26.5Ha in total. To zone further land than this could not be justified.

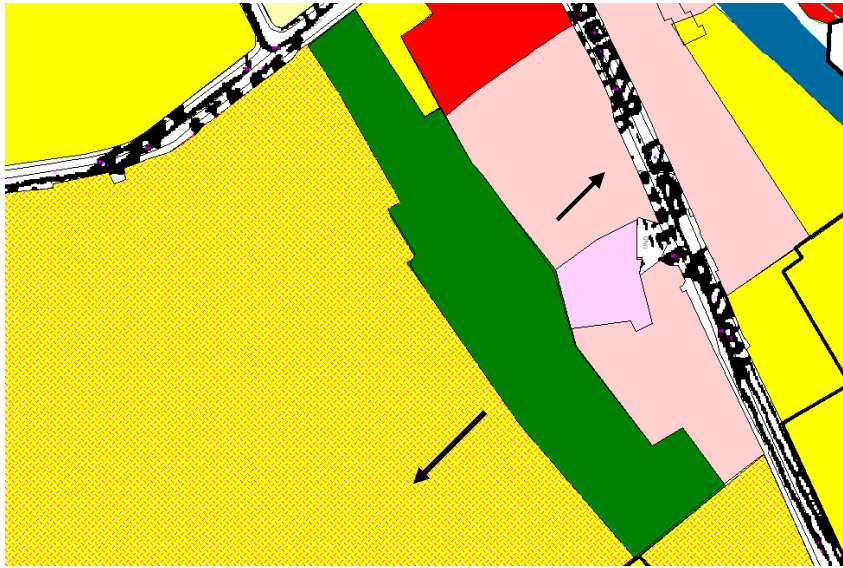
In deciding which land to designate, cognisance was taken of its distance from the town centre, to ensure that so far as possible people living or working on such designated lands would be within as short a walking distance as possible from the town centre and other built up areas.

It is considered that the provision of residential development on the subject lands would be out of character with the existing pattern of development in this area and is unnecessary given the provision of residentially zoned lands within the town boundary at present.

Managers Recommendation

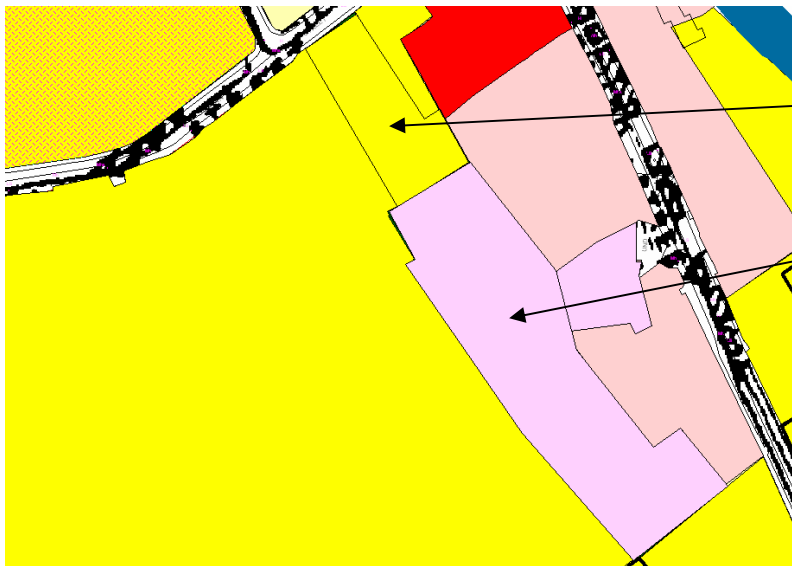
No change to plan

Submission 45: Area mapped as open space in draft.



→ Direction in which existing developments face.

Propose the following zoning in place of Open Space



Existing Residential

Extension to town centre 2 zoning.