

PROPOSED BALTINGLASS TOWN PLAN

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1. PURPOSE OF THIS PLAN

The Baltinglass Town Plan sets out the development strategy for the development of the town of Baltinglass.

The aim of this Plan is to establish a framework for the planned, co-ordinated and sustainable development of Baltinglass, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in the interests of the community.

The Plan is being prepared as a Variation to the County Development Plan, under Part II, Section 13 of the Local Government (Planning and Development) Act, 2000.

Having regard to the fact that this Plan forms part of the County Development Plan, 2004-2010, the Plan is in place until 2010. However, all objectives have been prepared so as to account for the needs of the town up until 2016.

2. PLANNING CONTEXT

2.1 PHYSICAL, ENVIRONMENTAL AND SOCIAL CONTEXT

Baltinglass is located on the outer fringes of the Wicklow Mountains, in south west Co. Wicklow, near the Kildare and Carlow borders. The town is located in the Wicklow agricultural hinterland, approximately 30km south of Blessington, on the N81 Dublin Tullow Road. It is also traversed by the R747, from Arklow to Kildare. The town is located on the River Slaney and is located west of the Baltinglass Hills.

The town centre is focussed mainly east of the river, along Main Street and ending at Market and Weavers Square. West of the river, the town centre is focused around the N81/R747 crossroads, along Edward Street, Mill Street and Belan Street. The majority of residential estates, and community and employment developments have been developed along the R747, with residential development west of the town mainly in the form of ribbon developments along the main routes. A particularly important landmark is Quinn's Mart Site on Mill Street to the north of the town.

The population of the town has grown considerably in recent years to its current population of 1,735 people. Although employment can be sourced locally from activities pertaining to farming, industry and service sector, a considerable proportion of people commute to Dublin for employment. The town serves the local town and hinterland population, providing mainly local convenience based shopping and service opportunities. Local community and recreation facilities are provided in the form of 2 primary schools, a post-primary school, a hospital, a GAA playing pitch, an Adult Learning Centre, ecclesiastical facilities, an Outdoor Activity Centre, a new public park, the River Slaney and Stratford Lodge and Golf Course.

The town contains a significant amount of natural, archaeological and built heritage; including the archaeological sites of the Baltinglass Hills, Baltinglass Abbey and St.Mary's Church, the River Slaney Special Area of Conservation (pcSAC) and a large amount of buildings of architectural and historical merit, many of which are located in the town centre. The town's rich and historic heritage makes a significant contribution to its distinct character.

Despite the town’s strengths, the town is constrained by matters affecting its development. Such matters include its relatively isolated location within the Greater Dublin Area hinterland, a shortfall of retail services and employment opportunities, a large amount of derelict buildings and under-utilised sites particularly around the town centre, traffic congestion along the Main Street and the N81/R747 intersection and the potential for flooding of the River Slaney.

2.2 STRATEGIC PLANNING CONTEXT

This Plan has been prepared in the context of strategic planning objectives which are set out in the ‘National Spatial Strategy’ (2002), the ‘Regional Planning Guidelines for the ‘Greater Dublin Area, 2004-2016’ and the ‘Wicklow County Development Plan, 2004-2010’. In summary, these documents define the strategic role of Baltinglass as follows:

- Baltinglass is located in the hinterland of the metropolitan area of the GDA.
- Baltinglass is designated as a Level 5 Small Growth Town I in the County Wicklow Settlement Hierarchy.
- The town caters mainly for local and regional growth.
- Infrastructure, community facilities, retail services and employment opportunities must be provided in tandem with growth in population.

All forms of development must conform with the principles of sustainable development.

2.3 POPULATION

The following table sets out actual and indicative population figures for Baltinglass Town:

Year	Population	% Increase on previous population	Source
1996	1,127		1996 Census – population of Town
2002	1,260	11.8%	2002 Census – population of Town
2006	1,735	37.6%	2006 Census – population of Town
2010	2,500	44%	CDP Indicative Population*
2016	2,500		CDP Indicative Population*
2016	3,000	20%	Current Town Plan Indicative Population

* The Draft CDP had an indicative 2010 population of 1,969. It appears that this figure was revised during the adoption of the CDP.

The CDP includes an indicative population of 2,500 for 2010 and 2016. In order to account for anticipated growth up to 2016 it is considered that a revised 2016 figure should be provided in the current Plan. Considering growth of 38% during a 4 year period between 2002 and 2006, it is considered that a projected population of 3,000 in 2016 is reasonable.

2.4 SETTLEMENT FUNCTION AND ROLE

The role of Baltinglass in the context of the broad settlement structure for the GDA is considered, with the following conclusions:

- Baltinglass is a local service provider for its town's residents and the residents of the adjoining rural hinterland, including the villages of Kiltegan, Strafford and Grangecon, providing local based retail, social/community and employment services.
- Baltinglass provides residential accommodation for a fast growing population. Under SS3 of the CDP, extra residential accommodation is to be restricted for regional and County need.
- Baltinglass is a commuting town, with large resident population travelling to Dublin for work.
- Baltinglass is a heritage town, rich in natural, built and archaeological heritage.

3. OVERALL STRATEGY OF THE BALTINGLASS TOWN PLAN

The Strategic Vision and Strategic Policy Objectives, as set out below, provide the overall strategy of Wicklow County Council for the proper planning and sustainable development of Baltinglass for the period up to 2016. The Vision and Policy Objectives are framed within the socio-economic, environmental and strategic planning contexts within which the town's future development is mapped out.

3.1 STRATEGIC VISION

The vision for Baltinglass is to promote sustainability by providing sufficient housing, shopping, service, employment, community and recreation facilities to serve the local population; in accordance with County, Regional and National documents. The physical environment of the town shall be of its highest quality, with existing under-utilised sites developed to their maximum potential. Particular attention shall have been paid to protecting and enhancing the distinct natural, built and archaeological heritage of the town.

3.2 STRATEGIC POLICY OBJECTIVES

It is the policy of Wicklow County Council to:

- Ensure an adequate supply of zoned and serviced land is provided, to meet anticipated development needs.
- To ensure that road, sewerage and water infrastructure is provided and updated to account for anticipated growth.
- Consolidate, strengthen and revitalise the town centre by promoting the development of derelict and under-utilised sites, and by increasing the range of goods and services available.
- Reduce the pattern of commuting through promoting a balance between the amount of jobs available and the resident labour force.
- Encourage and attract employment sources by promoting development in sectors such as enterprise and local services, advanced manufacturing, locally financed businesses and tourism.

- Conserve biodiversity and natural heritage, and protect structures and physical elements of the town's cultural heritage.
- Prevent urban sprawl through defining a distinction between the town's rural and urban areas.
- Protect the town's rural identity and distinct character.
- Support the provision of public transport infrastructure.
- Ensure the delivery of social, community and recreational infrastructure to contribute to the population's quality of life.
- Release undeveloped tourism potential

4. ROLE OF COUNTY DEVELOPMENT PLAN

Except as specifically provided for under the Baltinglass Town Plan, the general policies and development control standards of the County Development Plan shall apply in all respects to development proposals within the boundary of the map provided as part of the Baltinglass Town Plan. In the event of inconsistency between the general policies and development control standards of the County Development Plan and the policies and development control standards of the Baltinglass Town Plan, the latter shall take precedence.

5. RESIDENTIAL DEVELOPMENT

To cater for the 2016 population of 3,000, a total of 26.8ha of additional land has been designated for residential development at a medium density. The majority of these lands are within Action Areas. In addition to this, lands zoned for Town Centre uses can accommodate further residential units.

5.1 RESIDENTIAL DEVELOPMENTS – GENERAL STANDARDS

- The maximum size of any one development will be limited to 75 units, reflecting the character and size of the town.
- No development that will result in raising the population of Baltinglass beyond 2,500 can be commenced before 2010, and conditions requiring this will be attached to any planning permission granted before that year.
- The following policies are considered to be particularly relevant to residential development proposals:
 - Policy 8.1: Phasing of Residential and Community Infrastructure
 - Policy 8.2: Protection of Open Space
 - Policy 11.1: Water and Wastewater Infrastructure in New Developments
 - Policy 11.2: Flooding
 - Policy 8.3: River Slaney SAC (Proposed Candidate) and River Walk
 - Section '7.11: Childcare Facilities' of Chapter 5 of the CDP, 2004-2010, which requires that one childcare facility shall be provided for every 75 dwellings.

5.2 DENSITY OF DEVELOPMENT

The Council will not apply a density limit on lands zoned 'TC1: Primary Town Centre', 'TC2: Secondary Town Centre' or 'AA1: Mart Regeneration Action Area'. The quantum of development that will be considered on such lands will be guided by plot ratio, site coverage and standards with regard to car parking, open space and height. Except as specifically provided for under the Baltinglass Town Plan, the standards of the County Development Plan shall apply in all respects. The planning authority may refuse applications where it is believed that the density is too high or low for a particular location. The Council will have regard to the 'Residential Density Guidelines, DoEHLG, 1999' in the assessment of planning applications.

On lands zoned 'R – New Residential' and 'RE – Existing Residential', the density standards of the County Development Plan shall apply.

6. COMMERCIAL/ TOWN CENTRE

6.1 BALTINGLASS TOWN CENTRE

It is considered that many sites within the town centre are under-utilised and semi-derelict. In addition, the town centre is spread over a large area. The opportunity exists to intensify and consolidate town centre uses within the primary shopping area of the town. This would strengthen and revitalise the town centre, and would ensure that land is utilised to its maximum potential. In order to consolidate uses, two town centre zones are provided. The objectives for each zone are described as follows:

6.1.1 Primary Town Centre

It is the policy of the Council to promote the 'TC1: Primary Town Centre' zone as the primary retailing and commercial sector location in the town. Retailing will be promoted as the core function of this area. The Council will provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use and will promote 'Living Over the Shop' (LOTS) Residential Accommodation.

The provision of residential uses within the backland locations of the town centre only, will be Open for Consideration. Applications for residential uses at these locations shall be accompanied by a detailed report, which demonstrates why the provision of retail/commercial uses is not viable at this location. Applications for this type of development will be dealt with by the Development Management section on a case-by-case basis.

The following development control standards shall apply to the TC1 zone:

- Max plot ratio 2.0
- Max site coverage 75%
- No development shall detract from buildings or spaces of architectural or historic importance, or important landmarks.
- Retail and commercial uses shall be the principle use at ground floor level. A ground floor change of use from retail or commercial to residential will not generally be permitted.

- Laneways and pedestrian links onto Main Street shall be retained and developed.

6.1.2 Secondary Town Centre

It is the policy of the Council to promote the 'TC2: Secondary Town Centre' zone as a provider of office, civic, residential and non-retail services. Small scale retail developments may be permitted where they do not compete with the role of the Primary Town Centre.

The following development control standards shall apply to the TC2 zone:

- max Plot ratio 1.7
- max Site coverage 60%

6.1.3 Protecting the Character and Built Heritage of the Town Centre

It is the policy of the Council to protect the character and built heritage of the town centre TC1 and TC2 zones.

Proposed development shall be strictly undertaken in accordance with the following design standards:

- Notwithstanding the development standards outlined above for the TC1 and TC2 zones, development that is detrimental to the character and built heritage of the town centre will not be permitted. New developments shall respect the established form, scale, streetscape and character of the town and shall enhance, reflect and contribute to the existing urban form of the town.
- Development immediately adjoining existing residential development shall ensure the protection of existing residential amenities and shall have particular regard to minimising overlooking, overshadowing, overbearing and visual intrusion.

6.1.4 Re-use and Regeneration of Derelict Land and Buildings

It is the policy of the Council to encourage and facilitate the re-use and regeneration of derelict and under-utilised land and buildings.

In particular, the Council will promote the development of vacant backland sites, particularly to the south of Main Street. Having regard to the fact that the development of many of these sites is restricted by the nature of their long and narrow dimensions, the Council will particularly favour development proposals on joint up sites. All development proposals on backland sites shall maximise pedestrian access to the Main Street and to the recreational open space area adjoining the river.

Subject to compliance with the objectives of the Baltinglass Town Plan, the Council will promote the development of sites that are identified for redevelopment under the 'Baltinglass Town Renewal Plan, 1999'.

6.1.5 Streetscape Improvement

It is the policy of the Council to ensure that all developments comply with the recommendations set out in the 'Streetscape and Architectural Survey: Wicklow Urban and Village Sub-Programme 1995-99'.

6.1.6 The Fire Station Opportunity Site

It is the policy of the Council to promote the re-development of the Fire Station and adjoining car park site.

This site is in a prime town centre location and is under-utilised in terms of development potential. The site is suitable for a landmark building of exceptional architectural quality, for a mixed use commercial, office, residential and community development. Any development would be required to provide a community crèche, in accordance with the requirements of the Community, Culture and Social Development Section of the Council.

The site is identified as Site No.68 under the 'Baltinglass Town Renewal Plan, 1999'. In order to encourage development of the site, any development on the site would be exempt from the requirement to provide car-parking facilities. However, adequate set-down facilities are required in order to accommodate the community crèche.

6.2 NEIGHBOURHOOD SHOPS AND SERVICES

It is the policy of the Council to provide for the development of neighbourhood shops and services within the 'NS: Neighbourhood Shops and Services' zone.

Neighbourhood convenience shops and services will be permitted where:

- They serve a local catchment and do not compete with the role of the town centre.
- They are not detrimental to residential amenity.
- Increased traffic, pedestrian and cycle flows can be accommodated, with particular priority being given to pedestrian movement for areas within its walking catchment.

Corner Shops may be permitted in residential zones where they are not detrimental to residential amenity.

7. EMPLOYMENT

Although the Council will support the development of high-tech industry and services, it is acknowledged that major employment generated investment companies are more likely to locate in larger towns closer to Dublin. Although manufacturing is likely to retain a role within the town, it is anticipated that most growth would be in the development of local business and enterprise. As such, the Council will particularly encourage the development of enterprise units. In order to promote the development of service and professional based employment, offices will be promoted at appropriate sites. Employment opportunities pertaining to untapped tourism

potential will also be promoted, and the existing agri-business industry shall be supported.

To cater for the development of employment facilities up to 2016, a total of 10.3ha of additional land has been zoned for employment purposes.

7.1 ECONOMIC DEVELOPMENT AND ENTERPRISE

It is the policy of the Council to provide for economic development and employment, and to promote the development of small to medium sized enterprise units, on E zoned land. Development on E zoned land shall not be detrimental to the residential amenity of adjoining residential properties.

The following specific development standards shall apply to proposals on E zoned land:

- At least 15% of total gross floor area of all developments shall be for enterprise units (an enterprise unit has a typical floor area of 150-300m² and typically comprises a mix of warehousing/manufacturing and office space).
- Developments shall be designed in a manner that safeguards the residential amenity of adjoining residential areas and properties. Land directly adjoining residential areas shall be for office and light industrial buildings¹. Appropriate screening shall be provided between employment type developments and adjoining residential areas and properties.
- All developments shall be of a high architectural design quality.
- All developments shall include detailed landscaping and planting proposals.
- Applicants are required to assess the affect of a proposed development on traffic within the town.

7.2 OFFICES

It is the policy of the Council to promote the development of offices in above ground floor premises in the 'TC1: Primary Town Centre' and the 'NS: Neighbourhood Shops and Services' zones. Office development will be permitted at appropriate locations within the 'TC2: Secondary Town Centre', 'AA1: Mart Regeneration Action Area' and the 'E: Employment' zone.

In order to promote the TC1 zone as the prime retailing area of the town, ground floor premises should be reserved for commercial activities. As such, offices will only be permitted in above ground floor premises. Similarly, in order to promote NS zones for local neighbourhood services, offices will only be permitted in above ground floor premises.

7.3 TOURISM

It is the policy of the Council to build up Baltinglass' capacity for tourism and to develop the potential of undeveloped resources, so that the town becomes a tourist destination. The Council will promote the development of appropriate tourist related

¹ 'Light industrial building' shall be in accordance with the definition of such, as set out in the Planning and Development Regulations, 2001

developments, which do not have a detrimental affect on natural and built heritage or on residential amenity. The Council will facilitate the development of a hotel on a suitable site within the town.

7.4 AGRI-BUSINESSES

It is the policy of the Council to facilitate the development of agri-businesses, which service the local agricultural community.

8. COMMUNITY, OPEN SPACE AND RECREATION

To account for growth up to 2016, the Plan provides for the development of the following community and recreation facilities:

- 4.7ha of land zoned for community, educational and institutional purposes (C zone).
- Multi-purpose community facility - to be provided in AA3
- 3ha of formal active open space – to be provided within the AAs (refer to Policy 8.4: Formal Active Open Space).
- 10% of total floor area developed on AA1 to be for community purposes.
- Community crèche – a new crèche facility to be provided as part of the Fire Station Opportunity Site.
- Informal public open space shall be provided in all new residential areas, in accordance with the CDP.
- Childcare facilities shall be provided in all new residential areas at a rate of one facility per 75 units, in accordance with the CDP.
- The development of the Slaney River Walk

8.1 PHASING OF RESIDENTIAL AND COMMUNITY INFRASTRUCTURE

It is the policy of the Council to require developers to provide community, open space, recreation and play facilities concurrent with new residential developments.

Housing developments shall be phased to ensure that community and recreation infrastructure is provided to match the needs of new residents. The provision of this infrastructure must be progressed in tandem with residential development, and the latter will only be permitted on the basis of satisfactory provision of the former.

8.2 PROTECTION OF OPEN SPACE

It is the policy of the Council to retain all existing open spaces. The Council will not permit development that will result in the loss of playing fields, children's play space, amenity open space or land zoned for open space and recreation purposes. Residential development will not be permitted on open green spaces that are formally identified as open space as part of a planning permission (including open space dedicated as part of a condition of planning permission).

8.3 RIVER SLANEY SAC (Proposed Candidate) AND RIVER WALK

It is the policy of the Council to protect and preserve the River Slaney Special Area of Conservation (Proposed Candidate SAC). It is the policy of the Council to develop a Slaney River Walk along the eastern banks of the Slaney River.

The River Slaney Special Area of Conservation (SAC)² is rich in natural heritage, containing certain habitats and species which must be protected and which can be easily damaged through development, pollution, land drainage, dumping, or recreational overuse. The Council will protect and preserve this land and ensure that any development is consistent with this policy objective.

The Council will require any development proposal in the vicinity of, or affecting in any way the SAC, to provide sufficient information to show how the proposal will impact upon the SAC, and any proposals for appropriate amelioration. The Council will consult the 'National Parks and Wildlife Service' of the 'Department of Environment, Heritage and Local Government' regarding any proposals for development which may have an impact on the conservation value of the SAC.

Subject to consultation and agreement with the 'National Parks and Wildlife Service', it is the policy of the Council to develop a Slaney River Walk along the banks of the Slaney River. Any development proposals pertaining to land that adjoins the eastern banks of the river shall be required to provide a suitable strip of land which will be ceded to the Council in order to facilitate the development of the walkway. It is anticipated that the walkway will extend from the northern to the southern extent of zoned land within the town (i.e. from Baltinglass Abbey in the north to new Employment zoned land in the south).

8.4 FORMAL ACTIVE OPEN SPACE

It is the policy of the Council to require new developments within Action Area 2, 3, 4 and 5 to provide an area of open space that is designated for formal active open space.

Formal active open space is defined, for the purposes of the current Plan as open space that is safely accessible and available to the general public, and of a suitable size and nature, for sport, active recreation or children's play. Formal active open space is required to be provided as part of Action Area 2, 3, 4 and 5. Formal active open space shall be provided in accordance with the following:

- Half of the required area shall be in the form of formal active playing areas for youths and adults, e.g. pitches, courts, bowling greens, athletics track etc.
- A minimum of one third of the required area shall be for formal children's play.
- All open space shall be well lit and overlooked by adjoining development to minimise anti-social behaviour.

² SACs are designated under EU Habitats Directive (92/43/EEC) which was transposed into Irish Law in the European Union (Natural Habitats) Regulations, 1997

Formal active open space is separate to and is not to be confused with public open space. Within all residential areas, public open space shall be provided in accordance with the standards set out in Chapter 5 of the County Development Plan. For the sake of clarity, all Action Areas will be required to provide (i) formal active open space in accordance with the requirements outlined in the objectives of the AAs, and (ii) public open space in accordance with the standards of the County Development Plan.

8.5 AGRICULTURAL/GREEN BELT

It is the policy of the Council to protect and provide for an agricultural greenbelt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.

The Agricultural/Green Belt zoning objective seeks to create a rural/urban fringe that is attractive, accessible, diverse and multi-functional. It will serve the needs of both urban and rural communities, strengthen the links between town and country and contribute fully towards sustainable development. The role of the agricultural greenbelt is to retain the open and rural character of lands between and adjacent to urban areas, and an area of step down control from the town development boundary to the greater rural hinterland.

9. HERITAGE

9.1 NATURAL, ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE

It is the policy of the Council to protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan.

The following tables include a description of the town's heritage assets, as set out in Chapter 10 of the County Development Plan.

Protected Structures within Town Plan boundary (CDP, Chapter 10 - Section 6.2.2.1)

CDP Ref No.	Building Address	Structure
27-01	Baltinglass Abbey	Medieval Abbey with Post-medieval Tower
27-02	Church of Ireland Church, Church Lane	Church
27-03	'Horans's' house, Main Street	House and shop front
27-04	Bank of Ireland, Main Street	Bank
27-05	Bridge over Slaney	Bridge
27-06	Chapel Hill, Former national school	School
27-07	Chapel Hill, tower of former church	Tower
27-08	Market Square, Court House	Courthouse
27-09	Market Square. 1798 Monument	Monument
27-10	Baltinglass, Parkmore House	Dwelling House
27-11	Rathcoran House/St. Joseph's Convent	Convent
27-12	St. Joseph's Catholic Church	Church
27-13	Stratford Lodge School, Church Lane	School
27-14	Former Methodist Church beside Quinn's Foodstore	Former Church
27-31	Baltinglass County Hospital	Post Box
27-32	Baltinglass Hospital	Union Work House

National Monuments within Town Boundary (DoEHLG)

Monument No.	Site Type	Townland	Description
WI027-024- -	Town	Baltinglass East/Baltinglass West/Bawnoge (Up.Ta.By.)/ Stratford Lodge	The Medieval manor and later Borough, which forms the historic core of Baltinglass. Sites within this core include the Cistercian Abbey Church (WI027-02401-), a Tower House (WI027-02402-) as outlined below.
WI027-02401-	Abbey Church	Baltinglass East	The remains of the Cistercian Abbey, founded in 1148, of which only the church survives at ground level.
WI027-02402-	Tower House	Baltinglass East	Known as the 'abbot's castle', the surviving basal remains consist of foundations and a possible SE angle tower.
WI026-008- --	Ringfort	Baltinglass West	A circular area (diam. 29m) defined by an earthen bank and external fosse with no indication of an entrance or internal features.
WI027-046- -	Enclosure	Baltinglass East	A possible oval enclosure site (diam. c.20m), which is not visible at ground level.
WI027-047- -	Megalithic Structure	Lathaleere	The site of an oblong mound with a granite boulder at either end, with a large prostate slab and a small upright in the centre.
³ WI027-079--	Ogham Stone	Near Baltinglass	Two fragments of an ogham stone, one inscribed, now in the National Museum of Ireland.

View of Special Amenity Value or Special Interest (CDP, Chapter 10 - Section 6.1.5)

³ Not indicated on map – now on display in National Museum of Ireland.

No.	Origin of View	Description
30	R747 south of Baltinglass, Slaney Drive	View of Rathnagree and Rathcoran hillforts

Prospects of Special Amenity Value or Special Interest (CDP, Chapter 10 - Section 6.1.5)

No.	Origin	Feature
46	N81 north of Baltinglass, Slaney Drive	Prospect of Slaney river valley, Baltinglass Abbey, Rathnagree and Rathcoran hillforts

Areas of Archaeological Potential and Significance (CDP, Chapter 10 – Section 6.2.1)

Ref	Location	Description
11	Baltinglass Hills	Megalithic Hillfort Complex

Locally Important Sand and Gravel Aquifers in County Wicklow (CDP, Chapter 9 – Section 5.3.2)

No.	Aquifer Name	Type
5	Baltinglass	Lower Paleozoic based sand and gravel

Proposed Candidate Special Areas of Conservation (CDP, Chapter 10 – Section 6.1.3)

No.	Name	Designation
8	Slaney River Valley	PcSAC

10. TRANSPORTATION, CIRCULATION AND PARKING INFRASTRUCTURE

10.1 SUSTAINABLE TRANSPORTATION PATTERNS

It is the policy of the Council to facilitate the improvement of the transportation system for pedestrians, cyclists and vehicles, with an emphasis on sustainable modes of transport.

In particular, the following works are required to be undertaken:

- Rathmoon Road – road improvements
- Upgrade N81/R747 road junction
- Upgrade footpaths

It is a policy of the Council that a Traffic Management Plan be submitted in conjunction with each application for each Action Area, which clearly sets out the traffic implications the proposed development will have on the existing traffic in the town and proposed mitigation measures to be implemented.

It is an objective of the plan to provide for a pedestrian walkway along or adjoining the existing Bridge over the Slaney thereby linking the Primary town Centre Zonings on each side of the river Slaney.

10.2 PARKING

It is the policy of the Council to improve public parking facilities within the Town Centre.

There are no current parking controls within the town centre. It is considered that this has resulted in haphazard and uncontrolled parking, which exacerbates congestion and detracts from the streetscape value and character of the town. A scheme is required in order to improve public parking facilities within the town centre. Public parking may be required to be controlled so that parking is orderly, safe and does not detract from the character and streetscape of town.

11. WATER SERVICES INFRASTRUCTURE

11.1 WATER AND WASTEWATER INFRASTRUCTURE IN NEW DEVELOPMENTS

It is the policy of the Council to ensure that no new significant developments are permitted until the Council is satisfied that there is appropriate water and waste water infrastructure in place to accommodate the proposed development. The required water and waste water infrastructure shall be in place prior to the commencement of the new development.

Water is currently supplied by 2 wells (Tinornan and Parkmore) and springs (Clogh Lower springs, which are soon to be replaced by a well). Spare capacity regarding water supply is very limited and upgrades are required, which include options to reduce leakage and a possible regional scheme under Ballymore Eustace extension Phase III. Water supply is likely to be sufficient for the short to medium time period.

The waste water facility for Baltinglass is located at Lathaleer, with discharge of treated effluent to the River Slaney. Extra capacity in the sewerage treatment plant is limited and it is unlikely that any development will be permitted until capacity is increased.

11.1.1 Proposed Bawnogue Well

Given the vulnerability of the groundwater source for this well, a source protection zone is identified on the map. Proposed development within this zone shall comply with the following:

- Planning applications shall include an assessment of the impact of development on the groundwater source.
- No septic tank systems or land spreading shall be permitted.
- Home heating oil storage tanks shall be bunded.
- All new sewer lines installed on the site shall be of the highest standard, in order to minimise the risk to groundwater from leaking sewers.

11.2 FLOODING

It is the policy of the Council to ensure that no development will be permitted at any location, unless the Council is satisfied that all lands throughout the town, that are located in proximity to the river, are not put at a risk from potential flooding. All new development must be constructed in compliance with the Greater Dublin Strategic Drainage Study documents, the Eastern Regional Fisheries Board's 'Requirements for the Protection of Fisheries during Construction and Development Works at River Sites' and the EU Water Framework Directive.

The Council will require all applications in proximity to the river to submit a Flood Risk Assessment. A Flood Risk Assessment shall determine the boundary of the 1 in 100 year flood event, and shall identify potential loss of floodplain storage and how it would be offset in order to minimize impact on the river flood regime. It shall also take account of the possible effect on the natural resources of the river.

12. ZONING

The purpose of zoning is to indicate the land use objectives for the lands within the town boundary. Zoning aspires to promoting the orderly development of the town by eliminating potential conflicts between incompatible land uses, and to establishing an efficient basis for investment in public infrastructure and facilities.

Uses that are 'Not normally Permitted but Open for Consideration' shall be assessed in terms of their contribution towards the achievement of the 'Zoning Objective'. Only those uses that enhance, complement, are ancillary or neutral to the 'Zoning Objective' are acceptable.

Uses that are not indicated as 'Permitted in Principle' or 'Not Normally Permitted but Open for Consideration' will not be permitted.

RE – Existing Residential

Zoning Objective: To protect existing residential amenity, and to provide for infill housing development that reflects the prevailing density and character of its immediate surroundings.

Permitted in Principle church/religious building, cemetery, childcare facility/nursery school, open space, public services and utilities, residential

Not Normally Permitted but Open for Consideration advertising, bed and breakfast, commercial recreational building, community facility, cultural use, shops (local), doctor/dentist, education, guest house, residential institution, restaurant, public house, homebased economic activity, hotel, health centre, recreational facility/sports club, neighbourhood services, hospital, funeral home

R – New Residential

Zoning Objective: To provide for high quality new residential development.

Permitted in Principle church/religious building, cemetery, childcare facility/nursery school, open space, public services and utilities, residential

Not Normally Permitted but Open for Consideration advertising, bed and breakfast, commercial recreational building, community facility, cultural use, shops (local), doctor/dentist, education, guest house, residential institution, restaurant, public house,

homebased economic activity, hotel, health centre, recreational facility/sports club, neighbourhood services, hospital, funeral home

TC1 - Primary Town Centre

Zoning Objective: To promote this area as the primary retailing and commercial sector location in the town. Retailing will be promoted as the core function. To provide for the development and improvement of appropriate town centre uses including retail, commercial, office and civic use and to provide for 'Living Over the Shop' (LOTS) Residential Accommodation.

Permitted in Principle advertising, bed and breakfast, betting office, car park, commercial recreational building, community facility, cultural use, doctor/dentist, education, guest house, health centre, hotel, shops (local), shops (major), discount foodstore, offices, open space, public house, public services and utilities, residential, restaurant, childcare facility/nursery school, take-away, night club

Not Normally Permitted but Open for Consideration church/religious building, recreational facility/sports club, enterprise centre, funeral home, light industry, homebased economic activity, petrol station, residential institution, hospital, Farmers Market.

TC2 - Secondary Town Centre

Zoning Objective: To provide for office, civic, residential and non-retail services as the core function of this area. Small scale retail developments may be permitted where they do not compete with the role of the Primary Town Centre.

Permitted in Principle advertising, bed and breakfast, car park, cultural use, doctor/dentist, guest house, health centre, hotel, offices, open space, public services and utilities, residential, community facility, church/religious building, education, childcare facility/nursery school, recreational facility/sports club, enterprise centre, funeral home, hospital

Not Normally Permitted but Open for Consideration betting office, commercial recreational building, night club, light industry, homebased economic activity, discount foodstore, shops (local), shops (major), public house, restaurant, take-away, motor sales outlet, petrol station, residential institution

NS - Neighbourhood Shops and Services

Zoning Objective: To provide for neighbourhood shops and services

Permitted in Principle betting office, car park, commercial recreational building, cultural use, community facility, doctor/dentist, health centre, shops (local), offices, open space, public house, public services and utilities, residential, restaurant, childcare facility/nursery school, neighbourhood services, take-away,

Not Normally Permitted but Open for Consideration advertising, bed and breakfast, church/religious building, guest house, hotel, education, recreational facility/sports club, enterprise centre, funeral home, light industry, homebased economic activity, discount foodstore, shops (major), hospital, motor sales outlet, petrol station, residential institution

E - Employment

Zoning Objective: To provide for economic development, enterprise and employment.

Permitted in Principle advertising, car park, childcare facility/ nursery school, enterprise centre, industry – light, industry –other, science and technology based industry, offices, open space, public services and utilities, education, warehousing

Not Normally Permitted but Open for Consideration abattoir, boarding kennels, cash and carry, community facility, concrete asphalt etc plant, garden centre, heavy vehicle park, petrol station, motor sales outlet, scrap yard, service garage, retail warehouse.

C –Community/ Educational / Institutional

Zoning Objective: To provide for and improve community, educational and institutional facilities.

Permitted in Principle church/religious building, cemetery, community facility, childcare facility/ nursery school, cultural use, doctor/dentist, education, health centre, open space, public services and utilities, recreational facility/sports club, commercial recreational building, hospital, residential institution

Not Normally Permitted but Open for Consideration advertising, enterprise centre, shop (local).

OS - Open Space

Zoning Objective: To preserve, improve and provide for recreational public and private open space.

Permitted in Principle open space, public services and utilities

Not Normally Permitted but Open for Consideration agriculture, commercial recreational building, recreational facility/sports club, comm. unity facility, cultural use

Mixed Use Development

Zoning Objective: To provide for mixed use development in accordance with the Mart Regeneration Action Area (AA1)

Agricultural/Green Belt

Zoning Objective: To protect and provide for an agricultural greenbelt to demarcate the urban and rural area and provide for agriculture and amenity in a manner that protects the physical and visual amenity of the area.

Permitted in Principle and Not Normally Permitted but Open for Consideration:

- Development within this zoning is controlled under the policies and objectives of the County Development Plan.
- Residential development shall be subject to the provisions of policy SS9 of the County Development Plan.
- Social Accommodation will be permitted provided it is located in accordance with firm planning principles especially with respect to proximity to services and connectivity to the town

13. ACTION AREAS

Action Areas (AAs) are set out for 5 different areas of the town, the outline of which are indicated on the map. Each AA provides a planning framework in which the development of the lands may be facilitated, and appropriate proposals developed. Each AA is made up of (i) land use zoning objectives, and (ii) specific AA objectives, as set out below.

The map of each AA is indicative only and the Council will consider modifications, so long as (i) the area of each zone is provided, (ii) the overriding objectives for each

zone are complied with, and (iii) the modifications comply with the proper planning and sustainable development of the area.

The AAs shall be agreed with the planning authority prior to the consideration of any application for permission. Proposals must be developed on the basis of comprehensive development proposals that allow for the sustainable, phased and managed development during the Plan period and beyond.

13.1 PHASING

In the interest of the planned, orderly and sustainable development of the area, the phased development of lands within Action Areas will be necessary, and shall be undertaken in accordance with the following:

- Phase 1: The initial phase suitable for development within the Plan period will include all lands within AA1, AA2 and AA3
- Phase 2: AA4 and AA5 – permission for development on AA4 and AA5 shall only be granted in the following cases: (i) after all developments on Phase 1 have been commenced, or (ii) in the event that landowners on Phase 1 areas do not wish to develop their lands.

In order to ensure that land is developed to meet the anticipated population projection up to 2016, the above phasing restrictions will be reviewed in 2010.

13.2 AA1 - MART REGENERATION ACTION AREA

It is the policy of the Council to promote the regeneration of the Mart site and to provide for a high quality mixed residential, office, retail, civic and community development, in accordance with the Mart Regeneration Action Area objectives.

The area of the site zoned AA1 is c. 5.65ha. Any development proposal shall comply with the following objectives:

- Any development shall respect and complement the character and setting of the distinct heritage of the site. Any proposal shall be particularly responsive to the industrial heritage of the site. Elements of such shall be incorporated in design, landscaping and civic features.
- In order to ensure that the role of the Town Centre is not compromised, the only form of retail use permitted shall be retail warehousing, shops (major foodstore only), cash and carry, discount foodstore
- Plot ratio 1.7
- Site coverage 60%
- Residential shall comprise a maximum of 40% of total floor area over the entire site. Residential development shall be located to the north of the site.
- Community shall comprise a minimum of 10% of total floor area

Permitted in Principle retail warehousing, shops (major foodstore only), cash and carry, discount foodstore, car park, church/religious building, community facility, childcare facility/ nursery school, cultural use, doctor/dentist, education, health centre, offices, open space, public services and utilities, commercial recreational building, recreational facility/sports club, residential, hotel

Not normally Permitted but Open for Consideration advertising, bed and breakfast, enterprise centre, guest house, home based economic activity, hospital, residential institution

13.3 AA2 – BALTINGLASS TOWN ACTION AREA

It is the policy of the Council to provide for a high quality mixed use development, in accordance with the Baltinglass Town Action Area objectives.

The area of the site zoned AA2 is c. 8.52ha (figure inclusive of area of river, which is 0.63ha). Any development proposal shall comply with the following objectives:

- The maximum amount of housing permitted within the ‘R: New Residential’ zones shall be equal to the total density/amount of housing that would be permitted over the area of land that is zoned ‘R: New Residential’ and ‘OS: Open Space’. The resulting higher net density on the ‘R: New Residential’ zone is acceptable considering the proximity of AA2 to the town centre and the large amount of open space provided in the ‘OS: Open Space’ zone.
- A minimum of 1.5 ha of AA2 shall be for formal active open space in accordance with Policy 8.4: Formal Active Open Space. Subject to proposals complying with the OS zoning objective and with Policy 8.3 pertaining to the protection of the SAC, the formal active open space may be permitted to be located within the ‘OS: Open Space’ zone. Part of the formal active open space may include a river walkway, in accordance with Policy 8.3.
- A pedestrian access shall be provided to link the eastern and western sides of the river.
- Opportunities to provide new and enhanced pedestrian links between the TC2 zone and the Main Street shall be developed.
- Particular regard shall be paid to Policy 11.2: Flooding.

13.4 AA3 – BAWNOGE EAST ACTION AREA

It is the policy of the Council to provide for a new residential community, in accordance with the Bawnoge East Action Area objectives.

The area of the site zoned AA3 is c.9.26ha. Any development proposal shall comply with the following objectives:

- The maximum amount of housing permitted within the ‘R: New Residential’ zone shall be equal to the total density/amount of housing that would be permitted over the area of land that is zoned ‘R: New Residential’, including land identified for Formal Active Open Space.
- A minimum of 1 ha of ‘R: New Residential’ zoned land shall be for formal active open space in accordance with Policy 8.4: Formal Active Open Space
- Neighbourhood shops and services within the ‘NS: Neighbourhood Shops and Services’ zone shall be provided concurrent to residential development.
- 0.4ha of AA3 shall be for a multi-purpose community centre, incorporating a dedicated youth space, community childcare space, meeting rooms and hard court/games room.
- A maximum of 2 storeys above ground level shall be permitted in locations that are adjoining existing residential developments. At these locations,

development must respect the character and amenity of existing residential properties.

- Access shall be provided onto the N81.

13.5 AA 4 - BAWNOGE SOUTH ACTION AREA

It is the policy of the Council to provide for a high quality mixed use residential and employment development, in accordance with the Bawnoge South Action Area objectives.

The area of the site zoned AA4 is c.10.7ha. Any development proposals shall comply with the following objectives:

- The maximum amount of housing permitted within the 'R: New Residential' zone shall be equal to the total density/amount of housing that would be permitted over the area of land that is zoned 'R: New Residential', including land identified for Formal Active Open Space.
- A minimum of 0.25ha of 'R: New Residential' zoned land shall be for formal active open space in accordance with Policy 8.4: Formal Active Open Space.
- A maximum of 2 storeys above ground level shall be permitted in locations that are adjoining existing residential developments. At these locations, development must respect the character and amenity of existing residential properties.
- The developer shall provide a road (minimum 6m wide) to provide access to these lands, along the indicative route shown on the map. The design and exact route of the road is to be in accordance with the requirements of the Council's Roads Department. The only access to 'E: Employment' zoned land shall be from the new road. Only 70% of the lands of the AA can be developed before this access road becomes accessible from the north and the south.
- The residential amenity of residential areas that adjoin E zoned land shall be protected in accordance with Policy 7.1: Economic Development and Enterprise.

13.6 AA 5 - BALTINGLASS WEST ACTION AREA

It is the policy of the Council to provide for a new residential community, in accordance with the Baltinglass West Action Area objectives.

The area of the site zoned AA5 is c.3.54ha. Any development proposals shall comply with the following objectives:

- The maximum amount of housing permitted within the 'R: New Residential' zone shall be equal to the total density/amount of housing that would be permitted over the area of land that is zoned 'R: New Residential', including land identified for Formal Active Open Space.
- A minimum of 0.25ha of 'R: New Residential' zoned land shall be for formal active open space in accordance with Policy 8.4: Formal Active Open Space.
- The developer shall provide a road, along the indicative route shown on the map. The design and exact route of the road is to be in accordance with the requirements of the Council's Roads Department.

14. IMPLEMENTATION

The Council is obliged to monitor the operation and implementation of the Plan. The successful implementation of the provisions of this Plan will require the combined involvement of the community, local business, statutory service providers as well as Wicklow County Council.

The achievement of the objectives of the Plan will be dependent on the availability of appropriate levels of finance. The Council will actively and innovatively strive to identify and secure resources from both public and private sectors, to implement the provisions of this Plan and facilitate private investment in the town, in accordance with this Town Plan.

To facilitate the implementation of roads and transportation, water and drainage, and community facilities infrastructure, the Council will require contributions from benefiting developers. Contributions shall be made in accordance with Wicklow County Council's Development Contribution Scheme 2005-2007, prepared under Section 48(1) of the Planning and Development Act, 2000.

In addition, Wicklow County Council will continue the practice of granting planning permission with the inclusion of conditions requiring levies and bonds to be paid, or works undertaken, to facilitate developments in the interests of the common good.