

**Amendments Made to the Proposed Baltinglass Town Plan
by Council Members at Council Meeting dates the 7th of
January 2008:**

1. Extension to Existing Residential Zoning to north East of the town centre along Sruhaun Road for the provision of a one off dwelling.
2. Lands to south east of town centre for the provision of a one off dwelling.
3. Lands to east of Abbey for the provision of a one off dwelling with a 22m buffer.
4. Lands along the Rathvilly Road to be zoned for the provision of one-off clustered housing 4 to the acre. Totalling 5 acres.
5. Lands adjoining access road to Golf Links to provide for low-density housing 3 to the acre. Totalling 1 acres.
6. Lands to south east of GAA field and to the south west of Baltinglass Hospital to be zoned for Community Optional Zoning.
7. Lands to the west of the Abbey to be zoned for 1 acre mixed use/TC2 subject to an Environmental Impact Assessment, 1 acre for car parking and 1 acre as Open Space.
8. Additional policy inclusion under section 3.2

Items 1-3

Section 12

R3 – One off Dwelling (Specific Zoning)

This zoning provides for the provision of a one single dwelling only.

Zoning Objective:

- To provide for one single dwelling only, which shall be restricted to occupancy by the landowner or immediate family member of the landowner at the time of adoption of this plan.
- The design of the dwelling shall be strictly in accordance with rural residential Development Guidelines as set out in chapter 5 section 8 of the County Development Plan 2004-2010.

Items 4-5

Section 12

R2 – Low Density Housing (Specific Zoning)

This zoning provides for the zoning of lands to the south east of the town centre and lands adjoining the access road to the existing Golf Club to the north west of the town centre.

Zoning Objective:

- The provision of rural type housing at a density of 4 to the acre on lands measuring 5 acres situated to the south east of the town and a density of 3 to acre on a 1 acre site adjoining the existing Golf Links to the north of the town.
- The occupancy of these units shall be restricted to permanent native residents of the **town** of Baltinglass as defined in the County Development Plan under chapter 3 section 4.1.2.
- The design of these units shall be strictly in accordance with rural residential Development Guidelines as set out in chapter 5 section 8 of the County Development Plan 2004-2010.

Item 6

Section 12

Community Optional Zoning:

This zoning provides for a five-year optional zoning only.

Zoning Objective: To provide for Community Facilities directly associated with the existing Community uses in this area.

Permitted in Principle: Health Board Run or Health/Community Facilities, Nursing Homes, Pitches, Sheltered Housing, Sports and Special Interest Clubs.

Item 7

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.

(Addition)

The lands situated to the immediate west of the Abbey, zoned as Town Centre 2 (TC2) shall be developed subject to an Environmental Assessment and shall be of a design and scale which is in keeping with the existing character of the town and which does not detract from the setting of the Abbey. A detailed landscaping plan shall be submitted for the entire landholding in this area which clearly demonstrates how it is proposed to minimise any visual impact the proposed development (including car parking) may have in this area.

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

- max Plot ratio 1.7
- max Site coverage 60%

Item 8

3.2 STRATEGIC POLICY OBJECTIVES

Inclusion of additional Strategic Policy Objective

It is the policy of Wicklow County Council to:

- *Ensure that all new developments within the town provide for soft landscaping with a strong emphasis on the planting of semi-mature Hardwood trees such as Oak and Beech and Softwood trees such as ash. The planting of indigenous hedging shall also be encouraged.*