



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, coordinated and sustainable development of Baltinglass, and to enhance and facilitate the balancing of economic, social and environmental infrastructure in the interests of the community. All objectives in this plan have been prepared so as to account for the needs of the town up until 2016.

2. Planning context

2.1 Physical, environmental & 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 focused 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 2006 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. 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 4 'Moderate Growth Town' in the County Wicklow Settlement Hierarchy 2010-2016.
- The town caters mainly for local and regional growth. Baltinglass Town Plan
- Infrastructure, community facilities, retail services and employment opportunities must be provided in tandem with growth in population. All forms of development must conform to the principles of sustainable development.

2.3 Population

The following table sets out actual and indicative population figures for Baltinglass Town, as set out in the (draft) County Development Plan 2010-2016.

Year	Population	% Increase on previous population	Source
1996	1,127		1996 Census – population of Town
2002	1,260	+12%	2002 Census – population of Town
2006	1,735	+38%	2006 Census – population of Town
2011	2,000	+15%	Estimated growth by 2011
2016	3,000	+50%	Indicative growth target by 2016
2022	3,500	+16%	Indicative growth target by 2022

2.4 Settlement function & 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.
- 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 objective 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 objective 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 objective objectives

It is the objective 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.
- 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.
- 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 the County Development Plan

Except as specifically provided for under the Baltinglass Town Plan, the general objectives 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 objectives and development control standards of the County Development Plan and the objectives 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 development – general standards

- The maximum size of any one development will be limited to 75 units, reflecting the character and size of the town.
- Notwithstanding the zoning of land for residential purposes, the Development Management process shall monitor and implement the 2016 population target and shall phase and restrict, where necessary, the granting of residential planning permissions to ensure this target is not exceeded;
- The following objectives are considered to be particularly relevant to residential development proposals:
 - ▶ Objective 8.1: Phasing of Residential and Community Infrastructure
 - ▶ Objective 8.2: Protection of Open Space
 - ▶ Objective 11.1: Water and Wastewater Infrastructure in New Developments
 - ▶ Objective 11.2: Flooding
 - ▶ Objective 8.3: River Slaney SAC (Proposed Candidate) and River Walk
 - ▶ Objective CC3 of Chapter 15 of the County Development Plan 2010-2016, which requires that 20 child care places are 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 'Sustainable Residential Development in Urban Areas' (DoEHLG 2008), in the assessment of planning applications.

On lands zoned 'R1 – 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 objective 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 objective 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 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%

6.1.3 Protecting the Character & Built Heritage of the Town Centre

It is the objective 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 & Regeneration of Derelict Lands & Buildings

It is the objective of the Council to encourage and facilitate the re-use and regeneration of derelict and under-utilised lands 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 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 objective 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 objective 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 & services

It is the objective 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 & enterprise

It is the objective 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:

- 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.

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



7.2 Offices

It is the objective 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 objective 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 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-business

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

8. Community, open space & 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 (CE zone).
- Multi-purpose community facility - to be provided in AA3
- Formal active open space – to be provided within the AAs
- 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 County Development Plan.
- Childcare facilities shall be provided in all new residential areas in accordance with the County Development Plan
- The development of the Slaney River Walk

8.1 Phasing of residential & community infrastructure

It is the objective 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.

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



8.2 Protection of open space

It is the objective 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 Special Area of Conservation (pcSAC) & River Walk

It is the objective of the Council to protect and preserve the River Slaney Special Area of Conservation (now known as a 'Natura 2000' site) It is the objective of the Council to develop a Slaney River Walk along the lands to the east of the Slaney River, as indicated on the map.

The River Slaney SAC² 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 objective.

No development will be permitted that has an adverse impact on the environmental and ecological quality of the cSAC. The Planning Authority will have particular regard to the impact that all developments have on the integrity of the cSAC, including development that is within the cSAC and development that is not within a designated area, but which is likely to have an effect thereon. Applicants will be required to demonstrate beyond all reasonable doubt that a proposed development does not adversely impact on the integrity of the designated area.

The Council will consult the National Parks & Wildlife Service (NPWS) of the Department of Environment, Heritage & 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 NPWS and compliance with the Habitats Directive, it is the objective of the Council to develop a Slaney River Walk along the eastern side of the Slaney River. Any development proposals pertaining to land that adjoins the proposed walkway 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.

8.4 Formal Active Open Space

It is the objective of the Council to require new developments within Action Areas 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 Areas 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.

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 15 of the County Development Plan 2010-2016. 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 greenbelt

It is the objective 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 & archaeological heritage

It is the objective of the Council to protect the natural, architectural and archaeological heritage of the town, in accordance with the provisions of the County Development Plan 2010-2016.

10. Transportation, circulation & parking infrastructure

10.1 Sustainable transport patterns

It is the objective 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 objective 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 objective 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 & wastewater infrastructure in new developments

It is the objective 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 objective 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 flood plain 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.

Where any conflict arising between the map associated with this plan and the text, the text will take precedence.



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.

Where any zoning objective overlaps with an area designated as a Natura 2000 site the following shall apply:

Permitted in Principle

Projects directly necessary for the management of the site that are in accordance with the conservation objectives of the site and that will be developed and managed so as not to affect the integrity of the site, its qualifying interests or its sustaining resources.

Open for Consideration

Projects which do not give rise to significant direct, indirect or secondary impacts on the Natura 2000 site arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects (either individually or in combination with other plans or projects)³.

Not Permitted

Projects which give rise to significant direct, indirect or secondary impacts on the Natura 2000 site arising from their size or scale, land take, proximity, resource requirements, emissions (disposal to land, water or air), transportation requirements, duration of construction, operation, decommissioning or from any other effects (either individually or in combination with other plans or projects)⁴.

CZ: Conservation Zone

Objective: To protect and enhance the area around the Slaney River valley as a natural amenity area

Vision: The River Slaney is designated a cSAC⁴. This area 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 objective.

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

³ Except as provided for in Section 6(4) of the Habitats Directive, viz. there must be:

(a) no alternative solution available,
(b) imperative reasons of overriding public interest for the plan to proceed; and
(c) adequate compensatory measures in place.

⁴ SACs are designated under EU Habitats Directive (92/43/EEC) which was transposed into Irish Law in the European Union (Natural Habitats) Regulations, 1997



R1 – 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, home-based economic activity, hotel, health centre, recreational facility/sports club, neighbourhood services, hospital, funeral home

R1 - LD – 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.
- The design of these units shall be strictly in accordance with Rural Residential Development Guidelines as set out in the CDP.

RD – One Off Dwelling (Specific Zoning)

This zoning provides for the provision of 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 the County Development Plan.

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, home-based 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, home-based 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.

CE –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).

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.



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

AOS: Active Open Space

Zoning Objective: To provide for active recreational open space.

MU: Mixed Use Development

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

AGR/GB: 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 objectives for single rural houses, as set out in Chapter 6 of the (draft) County Development Plan 2010-2016.
- Social housing 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

PU: Public Utility

Zoning Objective: To protect and provide for public services. 'Public Services' include all service installations necessarily required by electricity, gas, telephone, radio, television, drainage and other statutory undertakers.

13. Action Areas

Action Area (AAs) are identified 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.

Action Area Plans 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 objective 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 objective 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 'R1: 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 'R1: New Residential', 'OS: Open Space', 'AOS: Active Open Space' and 'CZ: Conservation Zone'. The resulting higher net density on the 'R1: New Residential' zone is acceptable considering the proximity of AA2 to the town centre and the large amount of open space provided
- 0.4ha of Active Open Space shall be provided, subject to proposals complying
- Objective 8.3 of this town plan pertaining to the protection of the SAC.
- Part of the active open space may include a river walkway, in accordance with Objective 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 Objective 11.2: Flooding.



13.4 AA3 – Bawnoge East Action Area

It is the objective 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 'R1: 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 'R1: New Residential', including land identified for AOS: Formal Active Open Space.
- A minimum of 1ha of 'R1: New Residential' zoned land shall be for formal active open space in accordance with Objective 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 AA4 – Bawnoge South Action Area

It is the objective 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 'R1: 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 'R1: New Residential', including land identified for AOS: Formal Active Open Space.
- A minimum of 0.25ha of 'R1: New Residential' zoned land shall be for formal active open space in accordance with Objective 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 Objective 7.1: Economic Development & Enterprise.



13.6 AA5 - Baltinglass West Action Area

It is the objective 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 'R1: 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 'R1: New Residential', including land identified for AOS: Formal Active Open Space.
- A minimum of 0.25ha of 'R1: New Residential' zoned land shall be for formal active open space in accordance with Objective 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.



APPENDIX

This appendix forms part of the Baltinglass Town Plan. It includes the background analysis for the zoning in the plan⁵.

1. Housing

The amount of land zoned in this plan is based on the County Development Plan population projections up to 2016. While the amount of land to be zoned is based on the number of people to be accommodated, household size, 'excess factor', 'headroom' and housing density are all factors in this equation.

Household Size

The average household size has been steadily falling in Co. Wicklow from 3.23 in 1996 to 2.9 in 2006, a fall of 0.033 per annum over the 10 year period. This accelerated to over 0.04 over the past 4 years. The Regional Planning Guidelines review group for the Greater Dublin Area estimates that the average household size by 2016 will be in the region of 2.56 persons per household.

The 2006 census revealed a total population of 1,735 persons in Baltinglass (which equates 600 houses using an average household size of 2.89). The target population of 3,000 persons in 2016 will require 1,170 households (assuming household size of 2.56). Therefore this plan must make provision for these **570 new households**.

Excess Factor

This term describes the fact that demand for housing will exceed actual household formation due to:

- some of the additional units being required to replace obsolete housing;
- some units being vacant at any one time due to market frictional factors;
- some units being second homes or pieds a terre.

The excess factor can vary over time, between regions, within counties, and between urban and rural areas. The Regional Planning Guidelines have assumed that by 2010 the 'excess factor' will be 20% of the Greater Dublin Area, and in the Mid-East region it will be circa 13%. Given that the 'excess factor' is greater in urban than in rural areas, that Baltinglass is in the 'Hinterland' and that considerable proportions of households in the town are commuter households, **an excess factor of 6% will be used in this plan.**

Headroom

This is the amount of extra land that should be zoned over and above the minimum amount needed to accommodate population targets. It is also known as 'market factor' and is intended to allow for that element of zoned land that may not be released to the market for housing purposes during the plan period. Headroom is normally in the 30% - 50% range. A figure of **45%** will be applied to Baltinglass in order to account for the town's location on the outskirts of the GDA.

⁵ It should be noted that the current Baltinglass Town Plan, as set out in this County Development Plan 2010-2016, has been carried forward from the previous County Development Plan 2004-2010. The Baltinglass Town Plan was adopted in 2008 as a variation of 2004 plan. At the time of adoption of the variation, a number of modifications to the Town Plan were made and as such, the calculations with regard to zonings contained in this appendix may not be fully consistent with those contained in the final Town Plan adopted. However, this appendix will still enable an understanding of the basis of the assumptions and recommendations made in the plan.



Housing Density

A density standard of 23 houses per hectare is applied to greenfield sites in the town.

Amount of New Zoned Housing Land

As stated above, the plan must cater for the provision of an additional 605 housing units (570 + 6%). 170 of these are assumed to be sited in the Town Centre zonings, the Mart Regeneration Site (AA1) or as infill. The remainder 435 units will be at a density of 23 units/ha.

The amount of land required is found by dividing this figure by the density, giving a net land requirement of 18.9ha. This figure is then adjusted by adding in the 45% 'headroom', giving a total allowance for zoned residential land of **27ha**.

2. Social and Community Infrastructure

Social and Community Facilities

An assessment of the Community Facilities Hierarchy, as set out in WCC Development Contribution Scheme, indicates that a town of population between 2,000 and 7,000, should provide the following facilities: Community Parish Hall, multi-purpose community space, local parks and open space, outdoor multi-use games area, plaza, playing pitches and a library.

The town is currently serviced by a reasonable amount of community facilities, including a GAA pitch, a soccer pitch, a new public park and children's playing facilities (Cois Slaine), a library, a badminton hall and a community hall (Fatima Hall). An assessment of community infrastructure indicates that the following additional facilities would be required for the projected population increase:

- multi-purpose community space which would incorporate a dedicated youth space, community childcare space, meeting rooms and hard court/games area.
- Considering the anticipated growth up to 2016, an additional playing pitch may be required. A mini-pitch may be appropriate (FAI mini-pitch guidelines indicate maximum required size of 1000m² or 0.1ha)
- Crèches, playgrounds, schools, open space and recreation areas, to meet anticipated growth

Education

The town is currently serviced by two primary schools, Scoil Naomh Iosaf and Stratford Lodge; and one post-primary school, Scoil Chonglais.

The Department of Education have indicated that they require a 3 acre (1.21ha) site located close to new areas of housing and community facilities. This requirement is based on the assumption of 537 population increase between 2002 and 2010.

The current plan is accounting for a projected population increase of 1,265 up to 2016. Nationally, 11.3% of the population at any given time is of primary school going age. $1265 \times 11.3\% = 143$ extra primary school places. The corresponding percentage at post primary level is 8.5%. $1265 \times 8.5\% = 107$ extra post primary school places.

This Plan will reserve an additional area of 5 acres (2ha) to account for primary and postprimary school expansion. The extra land will be reserved at the site of the existing school, in order to facilitate the option of multi-school arrangements and to maximise accessibility to housing areas.

It should be noted that an additional 2ha has also been reserved to the rear of the parish grounds. This land is available for expansion of community facilities. Due to its proximity to the schools, the land would also be available for any school expansion that may be beyond the needs of the designated 2ha.



Active Open Space (AOS)

It is the objective of the Council to ensure the provision of active open space at a rate of 2.4ha of land per 1,000 additional population. For the planned population growth of 1,265, this will require 3ha). In accordance with the adopted Active Open Space objectives of the Council, this should be divided into:

- 1.95ha of outdoor sport areas
- 0.3ha of equipped play spaces
- 0.75ha of casual play areas

The Town Plan adopted in 2008 made provision for 3ha of active open space. However, some of this land was located within the cSAC zone. Through the Strategic Environmental Assessment and Appropriate Assessment screening process of the County Development Plan 2010-2016, it has been determined that the required response to this potential zoning conflict with the conservation objectives of the cSAC is to remove the active open space zoning from the cSAC area, which reduces the total active open space provided in this plan to 1.9ha. The cSAC area is now designated a 'conservation zone' which provides a green amenity for the town.

Designated AOS lands will be bundled with newly designated residential lands in action areas, requiring provision of both land uses in tandem.

3. Employment and Enterprise

2006 estimates for the GDA indicate that in the future the services/professional sector will be the greatest employment source, with manufacturing employing a reasonable amount and agriculture and small amount. Taking account of these trends, and having regard to the role and function of the town and its location at the fringes of the GDA, the Council will aim to develop employment opportunities in Baltinglass through the following objectives:

- Encourage development of small and locally financed businesses. High-tech industry and services will also be encouraged, however in this regard it is acknowledged that major employment generated investment companies are more likely to locate in larger towns closer to Dublin.
- Attract enterprise through providing a high quality environment with adequate services.
- Support agriculture and diversify rural employment options.
- Release undeveloped tourism potential
- Increase the sustainability of the town by reducing the pattern of commuting through promoting a balance between the amount of jobs and the resident labour force

This Plan will allow for sufficient 'employment' land to cater for the growth of the settlement.

The quantity of employment zoning is calculated using the following assumptions:-

- 65% labour force participation rate;
- a low density plot ratio of 0.4 to reflect the area and the preferred quality of service based employment or small enterprise units;
- a gross employment density of 25m² per employee;
- headroom 45%

Thus the overall amount of land required to be zoned for employment for the additional 2016 population (1,265 persons) is $1,265 * 0.65 * 25\text{sqm} / 0.4 / 10000 = 5.14\text{ha} * 45\% = 7.5\text{ha}$. A total of 10.3ha is designated for employment in this plan.



4. Retail

The retail and town centre objectives for Baltinglass have been framed having regard to the following:

- The role and function of the town, as set out in the 'The Retail Planning Strategy for the Greater Dublin Area' and the County Retail Strategy.
- The town centre suffers from a large degree of dereliction and under-utilisation of prime retail sites.

The Council will aim to develop retail opportunities in accordance with the following objectives:

- Increase the range of retail goods available in the town, and make particular provision for the development of a major foodstore.
- Sustain the centre's position and consolidate retailing in the core of the town centre.
- Re-generate under-utilised and derelict sites, and promote the regeneration of the mart site, which is a key opportunity site for development
- Improve the vitality of the town centre and the quality of the streetscape.
- Provide for the development of neighbourhood shops and services.



WICKLOW COUNTY COUNCIL

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Baltinglass Town Plan

Legend

	Plan Boundary
	RE - Existing Residential
	R - New Residential
	RD - Rural Dwelling
	MU - Mixed Use Development
	TC1/TC2 - Primary/Secondary Town Centre
	PU - Public Utility
	C - Community/Educational Institutional
	Community Optional Zoning
	E - Employment
	OS - Open Space
	AGS - Active Open Space
	AGR/GB - Agriculture Greenbelt
	CZ - Conservation Zone
	NS - Neighbourhood Shops & Services
	AA - Action Area
	CP - Car Park
	Road Objective (Extract route subject to detailed assessment and design)
	Protection Zone for proposed new well at Bawnogue (Baltinglass water supply)
	Slaney River estak

Director of Services: **Seamus O'Brien**

Senior Planner: **Patrick S. Hooper**

Scale: 1:1,000 @ A3

Date: 03/07/09

Drawn By: **POF**

Checked By: **BW**

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