



# Baltinglass Town Plan 2008



*Planning Department  
Wicklow County Council  
County Buildings  
Wicklow*

**BALTINGLASS  
TOWN PLAN  
2008**

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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:

<b>Year</b>	<b>Population</b>	<b>% Increase on previous population</b>	<b>Source</b>
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.
- 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 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 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 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 150-300m<sup>2</sup> 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 buildings<sup>1</sup>. 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.

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

### **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 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)<sup>2</sup> 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.

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

- 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 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)*

<b>CDP Ref No.</b>	<b>Building Address</b>	<b>Structure</b>
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)*

<b>Monument No.</b>	<b>Site Type</b>	<b>Townland</b>	<b>Description</b>
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.
<sup>3</sup> 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)*

<sup>3</sup> Not indicated on map – now on display in National Museum of Ireland.

<b>No.</b>	<b>Origin of View</b>	<b>Description</b>
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)*

<b>No.</b>	<b>Origin</b>	<b>Feature</b>
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)*

<b>Ref</b>	<b>Location</b>	<b>Description</b>
11	Baltinglass Hills	Megalithic Hillfort Complex

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

<b>No.</b>	<b>Aquifer Name</b>	<b>Type</b>
5	Baltinglass	Lower Paleozoic based sand and gravel

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

<b>No.</b>	<b>Name</b>	<b>Designation</b>
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

### **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.

### **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.

### **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).

### **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

### **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 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

## **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.

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# **BALTINGLASS TOWN PLAN 2008**

## **BACKGROUND INFORMATION DOCUMENT**

**Forward Planning Section  
Wicklow County Council**

**October 2007**

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# **BALTINGLASS TOWN PLAN 2008**

## **BACKGROUND INFORMATION DOCUMENT**

This document consists of a description of the process involved in the preparation and making of the Baltinglass Town Plan 2008, including the statutory basis, details and reports of the consultation process, as well as the basis of and calculations for zoning.

This document was presented during the public display period as Part A of the draft plan and was open to comment and submissions.

As a number of modifications were made to the Baltinglass Town Plan during the plan adoption process, the calculations and recommendations with regard to policies and zonings contained in this document may not be fully consistent with those contained in the final <LAP/Town Plan> adopted. However, this document will still enable an understanding of the basis of the assumptions and recommendations made in the Plan.

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## **1. TOWN PLAN STATUS AND PROCESS**

The Baltinglass Town Plan will be adopted as a variation to the County Development Plan 2004-2010, as set out in Section 13 of the Planning and Development Act, 2000. Where a planning authority proposes to make such a variation to the Development Plan, the variation shall be undertaken during a 14 week period and shall be in accordance with the following:

1. Publish notice of the proposed variation, and display the variation for a 4 week period, during which members of the public are invited to submit written submissions which will be taken into consideration before the making of the variation.
2. Following the public consultation period, the Manager shall, over a 4 week period, prepare a report on the submissions received and shall submit the report to the members for their consideration. The Manager's report shall (i) list the persons/bodies who made submissions, (ii) summarise the issues raised, and (iii) give the response of the Manager to the issues raised, taking account of the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant Government policies or objectives.
3. The members shall consider the proposed variation and the Manager's report over a 6 week period, and may, by resolution, make the variation, with or without modifications, or refuse to make it. In making a variation, the members are restricted to considering the proper planning and sustainable development of the area, the statutory obligations of the local authority and any relevant policies or objectives of the Government.
4. Once a variation is made, the public are notified of the varied Development Plan and a copy is made available for inspection.

The period of the Baltinglass Town Plan shall be taken as the lifetime of the County Development Plan, that is November 2010.

## **2. PUBLIC CONSULTATION**

Public consultation was undertaken prior to the preparation of the proposed Baltinglass Town Plan.

A public consultation meeting was held on 12<sup>th</sup> October 2006 at 7pm in Germaine's Hotel in Baltinglass. A Background Issues Paper was made available to all members of the public in order to facilitate the public discussion and submission making process. Written submissions were invited from members of the public during a 4 week period from 12<sup>th</sup> October 2006 to 9<sup>th</sup> November 2006.

63 submissions were received from interested bodies and members of the public. The following is a summary of the main issues that were identified in these submissions:

### **Population and Residential**

- Population projections too conservative

- Substantial population increases predicted – infrastructure must be developed in tandem.
- For and against 50% restriction for locals
- One off houses should be allowed for locals
- Traveller accommodation to be considered
- For and against apartment developments
- Provide increased supply of local authority housing
- Proper enforcement of planning permissions required
- Reduce restrictions on extensions with reduced garden space
- Development must reflect local character of town – important that this character is retained

### **Retailing and Town Centre**

- Town suffers from expenditure leakage to other centres - need to improve the retail sector of the town and develop new larger retail outlets to attract larger catchments to the town.
- Need for a major foodstore
- Architecture and density must reflect character of town – 3 storey limit town centre
- Town centre needs to be revitalised – possible enlargement of town to the north
- Substantial amount of dereliction – refurbishments required

### **Employment**

- New industrial/employment opportunities badly needed.
- Industrial development at suitable locations – minimise impact on residential amenity, traffic issues.
- Incubator/enterprise units should be encouraged
- Build upon opportunities to develop the town as a tourist destination.
- Aspirations to attract employment must be realistic – constraints such as poor accessibility, traffic congestion

### **Community**

- Lack of facilities for community groups – need for a multi-use community facility for shared use between community groups – particularly groups specialising in childcare and youth services.
- Improved sports facilities required – tennis courts required
- Arts and Cultural Centre required
- Additional entertainment facilities required
- Swimming pool needed
- Boundary required between Scoil Naomh Iosaf and Ardglass
- Zone all lands associated with post-primary school for educational purposes
- Zone adequate land for needs of Adult and Further Education Centre and for Youth Services

### **Infrastructure**

- Provide southern bypass and new bridge over river – possible link at south of town from Lathaleere on R747 to Clough Cross on N81

- Improve traffic, cycling and pedestrian facilities – road improvements, one way system in town centre, traffic calming, alleviate traffic congestion, parking problems, provide disabled facilities, upgrade of footpaths and street surface, upgrade public lighting, deal with traffic/pedestrian hazard, enhanced cycle/pedestrian facilities.
- Proper parking management required in town centre – for and against parking restrictions, extra carparks required
- Deal with traffic hazard in proximity to schools
- Previous floods – building on floodplain should be restricted, risk of flooding to town centre, flooding of lands west of Church Lane (keep free of development, possible car park)
- Water and sewerage infrastructure to be improved to cater for population
- Additional public transport options required – additional bus stops required, particularly town centre
- Upgrade recycling facilities
- Broadband access required
- Encourage renewable energy provision
- Upgrade surface water drainage system, mains water, increase capacity of foul water system

### **Heritage**

- Need to promote the town as a tourism centre for West Wicklow but subsequently improve and make available a diversity of tourist accommodation.
- Preserve important views, e.g. Abbey, Baltinglass Hills
- Archaeological, built and natural heritage to be preserved
- Extend the river walk and parks
- New Hotel is needed
- Better tourism infrastructure/culture facilities required.
- Tourist centre required
- Potential for farmers market
- Additions should be made to Record of Protected Structures
- Archaeological sites have accessibility problems, e.g. Baltinglass Hill
- Protect the Outdoor Education Centre

### **Zoning Submissions**

- Various submissions received pertaining to rezoning of land.

## **3. DEVELOPMENT MANAGEMENT**

As this Plan will be part of and form a subset of the County Development Plan, it is not proposed to include a repetition of the policies, objectives or strategies as set out in the CDP. Where standards or objectives for a particular development are not included in this Plan, the provisions of the CDP shall apply. The Plan will however include appropriate Baltinglass specific development objectives and guidance, compatible with those of the CDP, to assist the Development Management process in managing sustainable progress for the town.

The CDP includes any variations made to the CDP within the life of the Plan, and includes any subsequent variations made after the adoption of the Baltinglass Town Plan.

### **3.1 DEVELOPMENT CONTRIBUTIONS**

Having regard to the capital expenditure required to provide for Roads and Transportation, Environmental 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, adopted December 2005, and crafted by virtue of its powers enacted under Section 48(1) of the Planning and Development Act, 2000.

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

## **4. STRATEGIC ENVIRONMENTAL ASSESSMENT**

The Strategic Environmental Assessment (SEA) process is the formal systematic evaluation of the likely significant environmental effects of implementing a Plan or programme before a decision is made to adopt the Plan or programme. It informs Plans of the environmental impacts of alternative actions and contributes to the integration of environmental considerations into Plan making.

### **4.1 LEGAL FRAMEWORK**

The EU Directive 201/42/EC on the assessment of the effects of certain plans and programmes on the environment (Strategic Environmental Assessment) – (SEA) are given effect by the European Communities (Environmental Assessment of Certain Plans and Programmes) Regulations 2004 (S.I. No. 435 of 2004) and by the Planning and Development (SEA) Regulations 2004 (S.I. No.436 of 2004).

The SEA Directive requires that an environmental assessment must be carried out for all plans and programmes that fall within the parameters as set out in the Directive. As the Baltinglass Town Plan is being prepared under Part II, Section 13 of the Local Government (Planning and Development) Act, 2000, the Plan will be adopted as a variation to the County Development Plan. As the Plan will be a variation to the CDP, screening of the Plan is required in accordance with the SEA Directive.

### **4.2 THE SCREENING PROCESS**

Screening is the technique applied to determine whether a particular Plan, other than those for which SEAs are mandatory, would be likely to have significant environmental effects, and would thus warrant an SEA. The key indicator that will determine if an environmental assessment is required of particular non-mandatory plans, is if they are likely to have *significant environmental effects* on the environment or not.

Where the planning authority is uncertain that there is a prima facie case for an SEA, the Plan must be screened for its possible significant effects and the designated environmental authorities should be formerly consulted during, and as part of, the screening exercise.

The designated authorities are the Environmental Protection Agency (EPA), the Department of the Environment, Heritage and Local Government (DoELG), and the Department of Communications, Marine and Natural Resources. While the EPA must be consulted in all cases, consultation with the two Departments is conditional on the Plan having significant effects within the remit of those Departments.

#### **4.3 CONSULTATION WITH ENVIRONMENTAL AUTHORITIES**

Consultation was undertaken with the designated authorities, who returned the following comments:

##### **Department of Communications, Marine and Natural Resources**

- In terms of the protection of water quality and fishery status of the receiving waters, the status objectives as set out in the Water Framework Directive should not be compromised as a result of this Plan.
- Wastewater Treatment Plant capacity must be sufficient to take and treat the increased loadings, both organic and hydraulic, that are likely to arise from the projected population increases anticipated in the Plan.

##### **Department of the Environment, Heritage and Local Government**

- *Archaeological recommendations:*
  - It is a matter for the local authority to decide if a SEA is required.
  - There may be significant archaeological impacts. In this case it should be sufficient to address these in the Plan, which should contain objectives for the protection of archaeological heritage.
- *Architectural Heritage:*
  - It is expected that the making of the new Plan will have a benign environmental effect. In this regard a new Plan could have a significant effect on the architectural heritage of the town, albeit beneficial. This could take in, for instance:
    - The recognition of the special interest of additional structures and proposing them for inclusion in the Record of Protected Structures, and
    - The setting out of one or more Architectural Conservation Areas of appropriate extent within the town.

##### **Environmental Protection Agency**

The following matters were identified by the EPA:

- Key environmental resources in area immediate to Baltinglass identified.
- Environmental issues that should be considered during Plan making process identified.
- EIA may be required for implementation of certain projects.
- Consult with DoEHLG re 'appropriate assessment' of development on River Slaney SAC.



- Requirement to comply with environmental policies of Wicklow County Development Plan and EU/National legislation.
- Consideration regarding impact of effects on the environment is a matter for the local authority.
- Review ‘Urban Waste Water Discharges in Ireland, A Report for the Years 2004 and 2005’ and consider any implications for Plan area. All water services authorities will be subject to new regulations – the Waste Water Discharge (Authorisation) Regulations 2007 (currently being prepared).
- Regard should be paid to ‘Development Plans – Guidelines for Planning Authorities’.

#### 4.4 BALTINGLASS TOWN PLAN SCREENING

The screening process was undertaken in consultation with the EPA and the two departments referred to above. Schedule 2A of the Planning and Development Regulations 2001 sets out the main types of criteria for determining whether a Plan would be likely to have significant environmental effects. The screening process considered these criteria and resulted in the following assessment:

##### Characteristics of the Plan

- The Baltinglass Town Plan is a land use Plan that will provide a framework to deliver development projects within the town.
- The Plan is set in the context of the Wicklow County Development Plan, 2004-2010. The Plan has to be consistent with the objectives of the CDP.
- The Plan must confine itself to the proper planning and sustainable development. All policies and objectives must be informed by the principles of sustainable development.
- No significant environmental problems are anticipated to result from the Plan.
- Policies pertaining to the implementation of EU legislation on the environment (e.g. waste management, water protection) are included in the CDP. These CDP policies shall apply to the Baltinglass Town Plan.

##### Characteristics of the effects and of the area likely to be affected

The main effects of the Plan pertain to the implementation of the land use zoning objectives. The main effects are considered as follows:

<b>Land Uses</b>	<b>Policies/ Objectives Proposed</b>	<b>Effect on Environment</b>
Residential	Zone additional c.27ha for residential use, to accommodate an additional population of 1,265 people in the town.	No significant effects.
Employment	Zone additional c.10ha for employment use.	No significant effects – individual development proposals could be dealt with by means of Environmental Impact Assessments where appropriate.
Community	Zone c.4ha for community development. 3ha of formal active open space to be provided	Positive and durable

Road Infrastructure	Provision made for new indicative roads and bridge	Alleviate traffic congestion
Water and sewerage	Ensure that water and sewerage infrastructure is in place to accommodate a population of 3000 – refer to policy 11.1 of the Plan	No significant effects
Archaeological, architectural and natural heritage	Protect all heritage in accordance with the CDP	Positive and durable

- The cumulative effect of the Plan is unlikely to be significant.
- The Plan has no national, regional or inter-county transboundary effects.
- There are no designated SEVESO sites within the Plan area. It is not envisaged that employment zoned lands will generate any activities that will result in significant risks as a result of accidents.
- The current population of Baltinglass is 1,735. The population of the town is projected to grow to 3,000 by 2016. Environmental effects resulting from this population increase are unlikely to be significant.
- The vulnerability of the area is likely to be affected due to the following special natural characteristics and cultural heritage:
  - *Vulnerable Aquifer* – A large portion of the new zoned land is located within Action Areas that overlie part of a sand and gravel aquifer. This aquifer is classified as a vulnerable aquifer of local importance due to the nature of the sand and gravel. The Council has considered the likely environmental effect of development on this aquifer and has concluded that, considering the following, the effect will not be significant:
    - (i) Baltinglass receives its water from 2 wells (Tinoran and Parkmore) and springs (Clogh Lower springs, which are soon to be replaced by a deep well). This water is obtained from zones within the underlying bedrock and not from the sand and gravel aquifer. Development over part of the sand and gravel aquifer will not impact on the water sources for the town.
    - (ii) Development is limited to the NE margin of the sand and gravel aquifer and as such does not interfere with the overall extent of it.
    - (iii) Development shall be properly serviced with sewer infrastructure. No septic tanks will be permitted. This will ensure that the aquifer is not polluted.
  - *River Slaney Special Area of Conservation* – The River Slaney SAC is within the town boundaries. Land covered by the SAC is zoned ‘OS: Open Space’. Policy 8.2 and 8.3 of the Plan will ensure that the SAC is not compromised. The Council considers that there is not likely to be a significant environmental effect on the quality of the SAC.
  - *Archaeological and Built Heritage* – Having regard to Policy 9.1 of the Plan and the comments of the DoEHLG, it is considered that there is not likely to be significant effects on the archaeological and built heritage of the town. It should be noted that a green buffer has been zoned around the Abbey, in order to protect this significant heritage feature and associated views.
  - *Flooding* – Although the town has been subject to previous floods, policy 11.2 of the Plan will address the issue of risk associated with potential flooding.

- It is not expected that certain environmental quality standards will be exceeded and it is not expected that existing land uses in the Plan area will be intensified such that vulnerable areas will be significantly affected.

**Having regard to the above screening assessment, the Council determines that the Baltinglass Town Plan would be unlikely to have significant environmental effects, and as such, an SEA is not warranted.**

## **5. STRATEGIC CONTEXT**

The spatial pattern of development in Baltinglass must conform with strategic planning objectives that 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’. All forms of development must conform with the principles of sustainable development.

### **5.1 NATIONAL SPATIAL STRATEGY 2002-2020**

Baltinglass is within the Greater Dublin Area, the national strategic role of which is to consolidate development. Baltinglass is identified as an Urban Centre, located in an area with strategic rural assets, within the hinterland of the metropolitan area. Baltinglass is located east of the National Transport Corridor of Dublin to Waterford. Under the NSS, Urban Centre towns are required *“to cater for local growth in residential, employment and service functions through enhancing the built environment, water services, public transport links and capacity for development in these centres. Accommodating such additional functions must however be balanced with protecting the character and quality of these towns”*.

### **5.2 REGIONAL PLANNING GUIDELINES 2004-2016**

Baltinglass has been identified as a Small Growth Town. The RPGs determine a population range of 1,500 to 5,000 people for such towns. The Guidelines provide that *“relatively small and locally financed businesses and other economic activities are appropriately located within Small Growth Towns. Retailing would be mainly in the convenience category, serving the town and its local rural catchment area only. Small Growth Towns are also likely to contain facilities such as primary and/or post primary schools, and a health clinic”*.

### **5.3 WICKLOW COUNTY DEVELOPMENT PLAN (CDP) 2004-2010**

Baltinglass is designated as a Level 5 Small Growth Town I in the County Population and Settlement Strategy. These towns represent the stronger towns in the County, which provide a good range of employment, retail and social/community services to their hinterlands. Policy SS3 of the Strategy applies to Baltinglass:

*“Multi-house developments – 50% Regional Growth, 50% County Growth (a), i.e. in any new housing development, a minimum of 50% of new houses must be sold to persons that have been living and/or working in County Wicklow for at least 1 year. There are no restrictions of the remaining 50%.*

Single house developments – Any new single house developments shall be restricted to those living and/or working in the County for 1 year.”

Baltinglass falls between the following Landscape Zones, as provided for in the CDP:

*Landscape Zones and Categories*

<b>Landscape Zone</b>	<b>Landscape Category</b>	<b>Vulnerability</b>	<b>CDP Text</b>
Area of Special Amenity	Baltinglass Hills	High (i.e. landscape is subject to pressure for development which could result in serious deterioration in landscape quality)	“The rolling undulating terrain of the hills around Baltinglass distinguishes the Baltinglass Hills category. Possibly the greatest source of pressure affecting this category relates to the existence of important archaeological remains and monuments. This archaeological wealth must be protected for its heritage value as well as tourism potential.”
Rural Area	Land lying under the 130m contour – extending south of Baltinglass to Ballyconnell.	Medium	“This land can be described as gently rolling, low lying and undulating. The area is very rural and is characterised by only a few small towns and villages.”

**6. POPULATION**

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

<b>Year</b>	<b>Population</b>	<b>% Increase on previous population</b>	<b>Source</b>
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.

The current population of Baltinglass is 1,735, which is in line with the indicative population projections set out in the CDP. Taking an indicative population figure of 3,000 for 2016, this Plan is required to make provision for an **additional 1,265 people by 2016.**

## 7. QUANTITY OF ZONED LAND

This Plan will cover the period of the current County Development Plan until 2010, however the zonings provided for in this Plan are set in the context of projections up to 2016.

### 7.1 HOUSING

The quantum of development until 2010 will be controlled through the development management process on the basis of the 2010 figures catering for an extra 765 persons. This will ensure that only the land necessary to accommodate the target population may be developed.

The amount of land to be zoned is based on the number of people to be catered for, the household size, the 'excess factor', the 'headroom' and housing density.

#### Household Formation

As can be seen on the following table, the size of households has been falling steadily since 2002. The most up to date projections for household size indicate that household size will reduce from the current figure of 2.9 to 2.73 in 2010 and **2.56 in 2016**.

*Wicklow County Occupancy rates, i.e. persons per household*

Year	Occupancy Rate	Source
2002	3.14	2002 Census – occupancy rates for Wicklow
2006	2.9	2006 Census – occupancy rates for Wicklow
2010	2.73	Projected occupancy rates for Wicklow. Background Paper – Housing Projections, RPG Update Report 2007
2016	2.56	Projected occupancy rates for Wicklow Background Paper – Housing Projections, RPG Update Report 2007

#### Excess Factor

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

- 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 pied 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% for the Greater Dublin Area, and in the Mid-East region it will be c. 13%. Given that the excess factor is greater in urban than in rural areas, that Baltinglass is in the 'Hinterland' and that a considerable proportion 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 the fact that zoned land that may not be released to the market for housing purposes during the Plan period. Headroom is normally in the range of 30%-50%. A figure of **45%** will be applied to Baltinglass in order to account for the town's location on the outskirts of the GDA.

## Housing Density

The maximum density standards for green field sites in towns, as set out in the County Development Plan will apply at a rate of 20-25 units per hectare (for dwellings of 100m<sup>2</sup> and 125m<sup>2</sup>). For calculation purposes a figure of **23 houses per hectare** shall apply.

## Amount of New Zoned Housing Land

The number of houses to be catered for is based on the stated 2016 population (1,265 extra population) divided by the predicted 2016 household size (2.56), which yields 494 units. A further 80 houses must be added to reflect the potential of new household formation from existing households (i.e. the difference between the number of houses required for the two household sizes), giving a total figure of 574 units. 170 of these are assumed to be sited in the Town Centre zonings, the Mart Regeneration Site (AA1) or as infill. The remainder 404 units will be at a density of 23 units/ha. The amount of land required is found by dividing these figures by the density giving a net land requirement of 17.6ha. This figure is then adjusted by adding in the 'excess factor' and 'headroom' giving a total allowance for zoned residential land of **26.5ha at medium density**.

### *Allocation of Land for New Housing*

<b>Area (ha)</b>	<b>Location</b>
1.86	R zone - Between Old County Road and AAP5
2.16	R zone – Clough Lower
3.54	AAP5, i.e. density permitted on area covered by R and Formal Active OS zones
6.31	AAP2, i.e. density permitted on area covered by R and OS zone
8.46	AAP3, i.e. density permitted on area covered by R and Formal Active OS zones
4.47	AAP4, i.e. density permitted on area covered by R and Formal Active OS zones
<b>26.8ha</b>	
<b>TOTAL</b>	

## 7.2 EMPLOYMENT

2006 estimates<sup>1</sup> for the GDA indicate the following employment trends: In terms of the future of the Irish Economy, the services sector is seen as the sustainable growth

<sup>1</sup> Regional Planning Guidelines for the Greater Dublin Area 2004-2016: Update on Regional Planning Guidelines – Economic Update, November 2006

promoter for the economy. Manufacturing will continue to move to high-end technology operations, and overall, research and development and science, technology and innovation will become more integral. It is anticipated that there will be no major changes to employment rates. 2006 estimates indicate that 1.75% people work in Agriculture, 22.4% work in Industry and 75.85% work in Services.

The following occupation figures for the town of Baltinglass, yielded from the 2002 Census<sup>2</sup> indicate that only 4% of the population are employed in Agriculture, compared to Manufacturing which employs 18% and Building which employs 12%. Professional/ Service/ Sales employ nearly 40% of the population. This is in line with current estimates for the GDA area, which indicate that services/professional is the greatest employer, with manufacturing employing a reasonable amount and agriculture a small amount.

*2002 Census – Occupation figures for Baltinglass Town*

<b>Occupation – Baltinglass Town</b>	<b>%</b>
Farming, Fishing and Forestry	4
Manufacturing	18
Building	12
Clerical, Admin and government exec	4
Transport	4
Sales	14
Professional	14
Service	11
Other	18

Under the Wicklow County Development Plan and Regional Planning Guidelines, Baltinglass is to become self-sufficient and provide employment opportunities for local growth.

**Employment – Strategic Objectives**

Taking account of the above, 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

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<sup>2</sup> 2006 figures not available at time of publication of the current document.

The policies set out in ‘Chapter 7: Employment’ of the Plan are based on the above objectives.

This Plan will allow for ‘employment’ land to cater for the equivalent increase in population. Allowing for the following assumptions:

- 65% labour force participation rate<sup>3</sup>;
- 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 25m<sup>2</sup> per employee;
- headroom 45%

**gives a requirement for employment land of 7.47ha up to 2016.**

(1265 x 65% = 822 @ 25m<sup>2</sup> = 2.06ha/ 0.4)

5.15ha + 45% headroom (2.32) = 7.47ha

#### *Allocation of Land for New Employment*

<b>Area (ha)</b>	<b>Location</b>
4.07	E zone – land adjoining site of Sewage Treatment works (calculation excludes the treatment works)
6.23	AAP4
<b>10.3 ha</b>	
<b>TOTAL</b>	

### **7.3 COMMUNITY**

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, playspace, 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 the community infrastructure that is currently available, and an assessment of the comments provided in the submissions received from members of the public indicate 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 1000m<sup>2</sup> or 0.1ha)
- Crèches, playgrounds, schools, open space and recreation areas, to meet anticipated growth

‘Chapter 8: Community, Open Space and Recreation’ of the Plan provides for the development of the development of the above community facilities.

<sup>3</sup> Regional Planning Guidelines for the Greater Dublin Area 2004 -2016 – Economic Update, November 2006



## 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 1265 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 (2 ha) to account for primary and post-primary 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.

### *Allocation of Land for Community purposes*

Area (ha)	Location
2	Land zoned C- to the rear of the existing school (a portion of the 2ha includes land directly to the rear of the existing school, which is not currently used for education purposes)
2	Land zoned C – to rear of parish grounds
0.7	Land zoned C – adjoining Graveyard
<b>4.7 ha</b>	
<b>TOTAL</b>	

## 7.4 FORMAL ACTIVE OPEN SPACE

This Plan will allow for 6 acres (2.4ha) of land per 1000 added population to be designated for these purposes, and thus **3ha extra land will be designated, to cater for the increased population of 1265 people.** Half of such land should be in the form of formal active playing areas for youths and adults, and a minimum of a third for children's play.

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

### *Allocation of Land for Formal Active Open Space*

<b>Area (ha)</b>	<b>Location</b>
1.5	AAP2 – may be permitted within OS zone
1	AAP3 – to be provided within R zone
0.25	AAP4 – to be provided within R zone
0.25	AAP5 – to be provided within R zone
<b>3ha</b>	
<b>TOTAL</b>	

## **7.5 RETAIL**

The following documents were considered in the formulation of strategic policy objectives for the town of Baltinglass:

### **The Retail Planning Strategy for the Greater Dublin Area**

Under the Retail Hierarchy for the Hinterland Area of the GDA, Baltinglass is designated a ‘Level 4 – Local Centre - Small Town’. Level 4 towns are identified as towns that have a parade of convenience stores, the occasional lower order comparison outlet and limited local services. They primarily serve a walk-in population and will have limited parking.

GDA Hierarchy identified that a Supermarket would be an appropriate form of shopping provision within Local Centres.

### **Draft Wicklow County Retail Strategy, 2004**

The County Development Plan states that the Council will implement the policies and proposals set out in the Draft Wicklow County Retail Strategy.

Under the Strategy, Baltinglass is designated a Small Town Centre. The following policy applies to Small Town Centres: *“It is the policy of the Council to facilitate and encourage the provision of shops and services that consolidate the strength of Tier 1 Level 4 Small Town Centres to meet the needs of the existing and expanding populations.”* Within such towns, major mixed-use schemes with retail components should be encouraged as they serve to strengthen and consolidate town centres and reduce the need for local people to travel for a range of goods and services. The nature of retail development envisaged is small-medium sized supermarkets with supporting predominantly convenience floorspace.

Retail development should be in accordance with the principles of the sequential approach, in that the preferred location for retail development is within the town centre. Where it is not possible to provide the form and scale of development that is required on a site within the town centre then consideration can be given to an edge of town centre site Only then can out of centre sites be considered.

### **Retail – Strategic Objectives**

The role and function of the town, with regard to retail services, has been considered, with the following main conclusions:

- The town serves the retail needs of the resident population and population of the town's rural hinterland. The town has good convenience offer, equating to 71% of the total retail floorspace<sup>4</sup>, however there is a lack of comparison offer, with residents travelling to higher order towns, such as Newbridge, Naas and Carlow for higher order goods. In particular, the town suffers from the lack of a major foodstore.
- The town centre suffers from a large degree of dereliction and under-utilisation of prime retail sites.

Having regard to the above strategic policy documents and the findings regarding the town's role and function, 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.

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<sup>4</sup> Source = Draft Wicklow County Retail Strategy, 2004