

Volume 2 Level 4 Plans Baltinglass Town Plan	Proposed Amendment No. 117
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Proposed	Cllr. Gerry O'Neill
Seconded	Cllr. John Snell

Baltinglass Town Plan

<To amend text as follows>

New text in **red** and deleted text in **blue strikethrough**

2.9 Action Area Plan

Action Area 1

This Action Area is located on lands west of the River Slaney, accessed off the N81 national secondary route. The subject lands measure c. 30ha and includes:

- c. 3.8ha zoned for new residential development
- c. **2.6ha zoned for mixed use**
- c. ~~4.7ha~~ **2.1ha** zoned for Active Open Space
- c. 4.4ha zoned for Open Space (OS1)
- c. 6ha zoned as passive open space (OS2)
- 10.5 zoned for employment development

Permission was granted in 2019 for 55 housing units on part of the lands zoned for 'new residential'. Any further applications for permission or amendments to the parent permission in this action area plan shall comply with the provisions of this updated town plan.

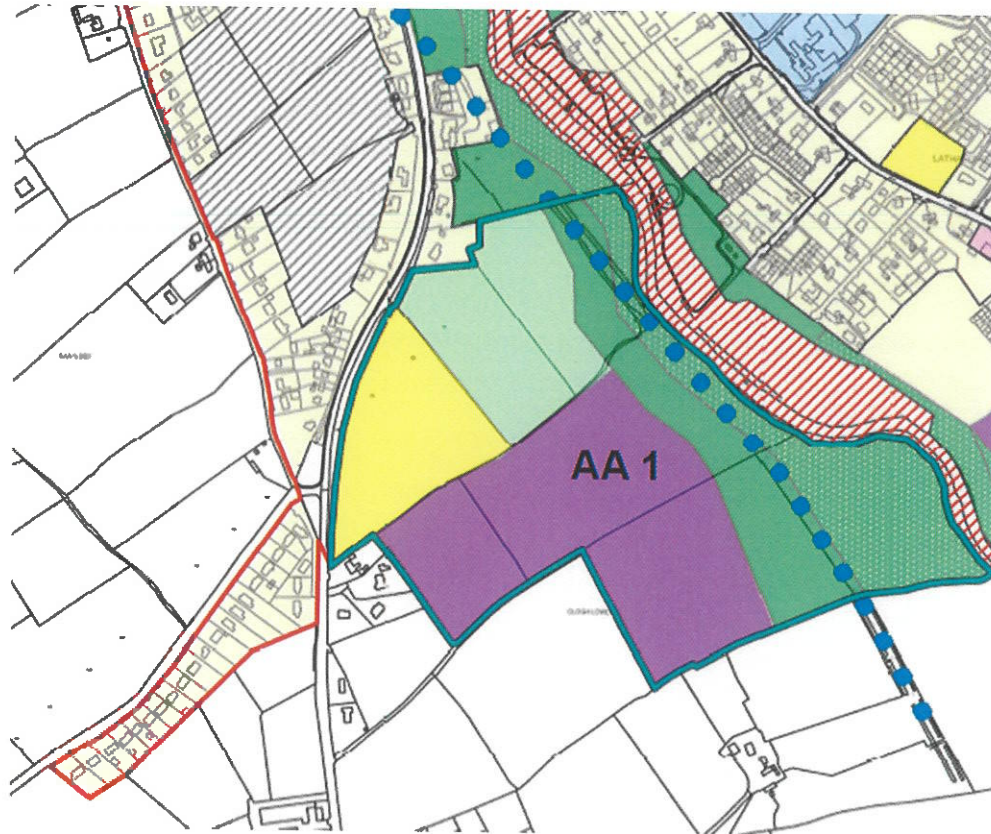
This action area plan shall be developed in accordance with the following criteria:

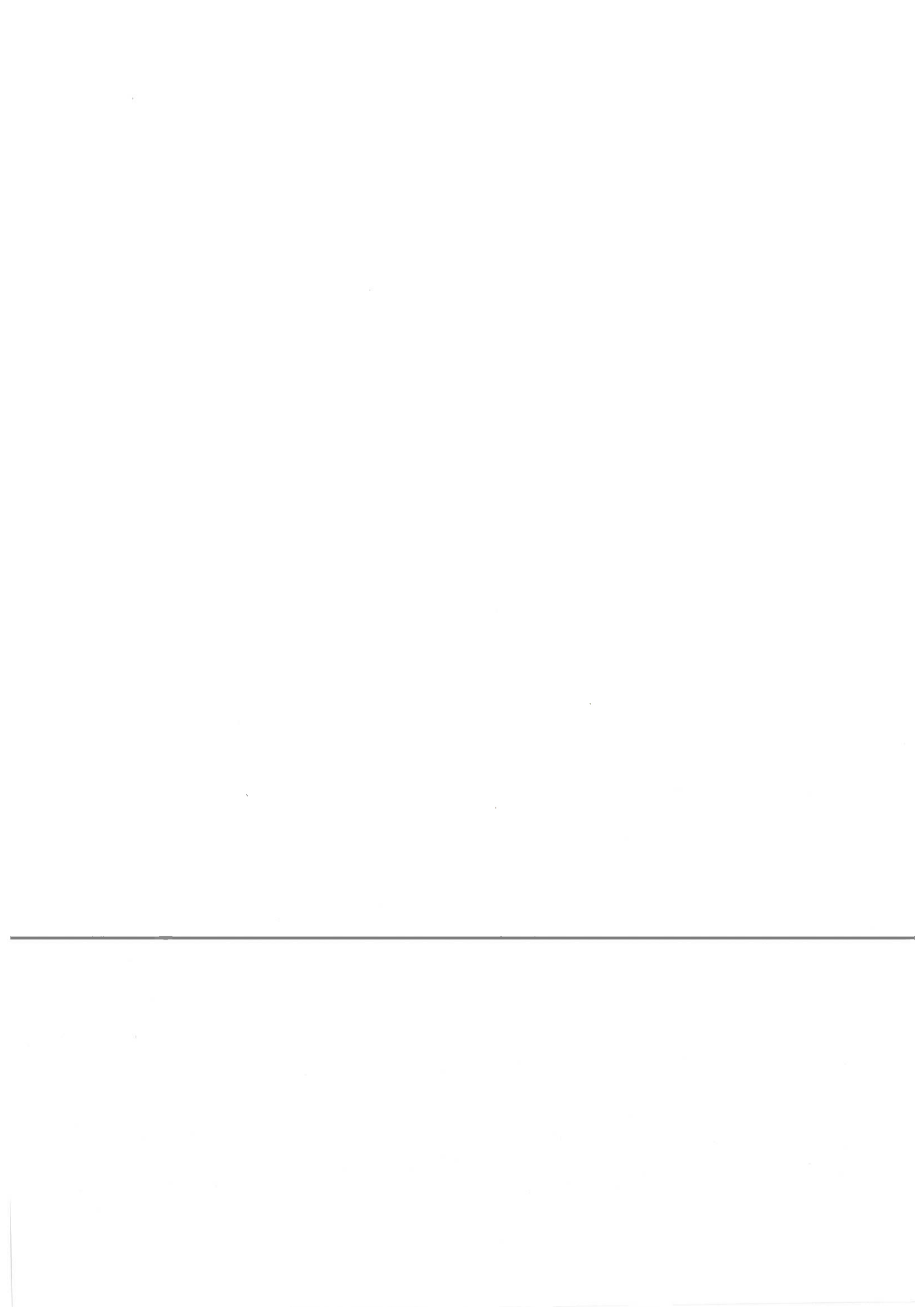
- The residential element of the action area shall be designed and laid out in a manner which addresses the N81 national secondary route, providing for an open space green area adjoining the western boundary.
- Only a single vehicular access point shall be permitted into this action area. The internal road network serving this area shall be designed so as to provide a spine route off the N81 between the residential – open space sector and employment zones.
- **The mixed use zone shall be reserved for the development of a discount foodstore.**
- No further permission shall be granted in AA1 unless accompanied by a programme for the delivery of a active open space zone of not less than 2ha and an amenity park on the land zoned 'OS1' and dedicated to the public along the river. The developer shall be responsible for landscaping of this area and providing suitable access and lighting / furniture and for safeguarding the integrity of the route of the old railway line as part of a possible longer amenity route.
- Developments adjoining the designated open spaces shall be so designed and units so orientated as to allow for passive supervision and easy access to the open spaces; in particular, no structures shall back onto open spaces and residential open spaces shall be designed where possible to flow into the larger open space areas.

- The development of the action area shall ensure adequate protection and enhancement of the open space and conservation area adjoining the River Slaney.

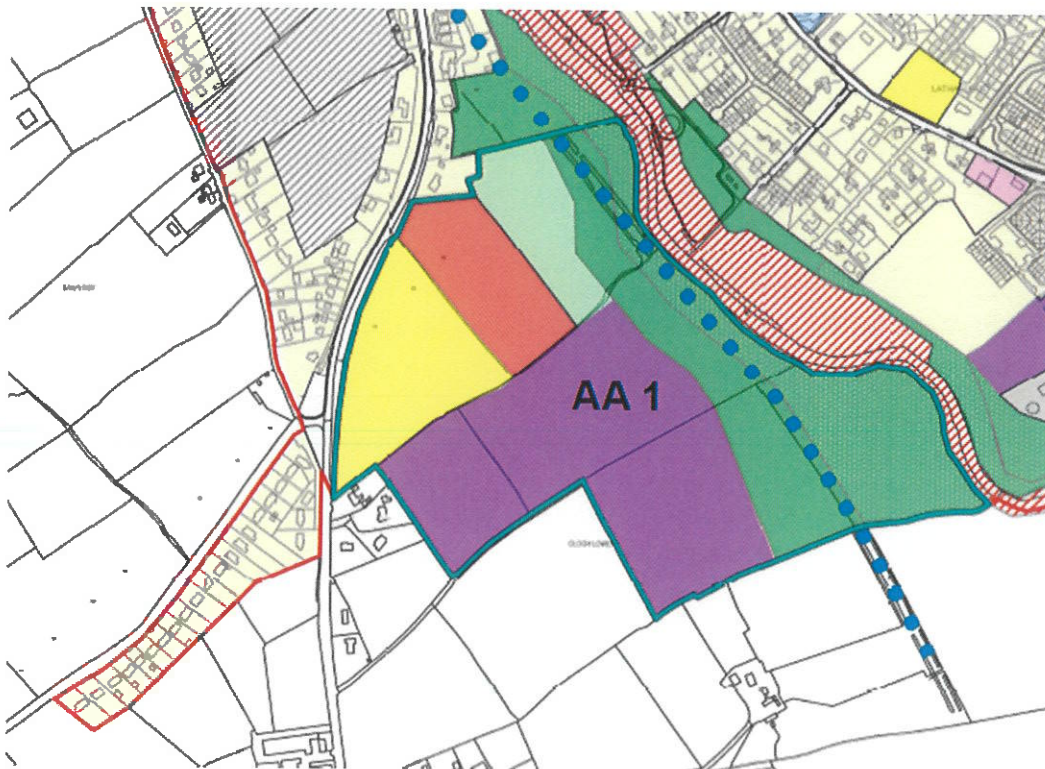
Map 1: Land Use Zoning Objectives

Change map from:





To:



Amendment

- Change zoning from Active Open Space to Mixed Use.

Reason	<p>For many years the people of Baltinglass have been calling for a Low Cost Retail unit for their Town and especially over the past 12 months where they have mounted a campaign to have land zoned for this purpose and is something I very much support. A lot of people from Baltinglass and outlying area's travel to area's travel to Tullow , Naas , Carlow , and Blessington to avail of low cost Supermarkets.</p> <p>There seems no suitable land in the Town centre for such a development. I propose that the land marked on the map on the N81 would be zoned for a Low Cost Retail unit.</p>
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CE Response

The CE does not support the proposed amendment. The town centre zoning in the Baltinglass Town Plan has been expanded to cater for additional retail development including a discount retail foodstore. Any such development should be directed into the town centre where it would increase the mix of uses and create greater activity in the town centre. The development of a discount foodstore on the outskirts of the town has the potential to impact negatively on the vitality and viability of the town centre as people will be attracted to shop at a location that is easily accessible by car and does not encourage people to go into the town centre.

