

CARLOW
COUNTY COUNCIL

COMHAILLE CHONTAE CHEATHARLOCHA



CARRICKDUFF LOCAL AREA PLAN 2009-2015



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PART 1

SECTION 1 - INTRODUCTION

1.1 Purpose and Aim of the Plan

The purpose of this Local Area Plan is to take a long term view of the future development of Carrickduff in order to manage change in the settlement's physical environment and provide for new development that contributes and enhances the existing qualities of the wider town area. This shall be done by ensuring that development is planned in a comprehensive and co-ordinated manner.

The aim of the Carrickduff Local Area Plans 2009-2015 is to:

Facilitate and promote the economic, social and cultural well-being of Carrickduff in the interest of the common good by encouraging, ensuring and facilitating high quality sustainable development while protecting and enhancing the unique natural environment of the county.

1.2 Plan Period

From the date of its adoption by the Council, the Plan will be valid for a period of 6 years. The Plan will be reviewed and varied to incorporate any material changes effected by Carlow County Development Plan 2009 - 2015.

1.3 Legal Status

The Carrickduff Local Area Plans 2009-2015 has been prepared under sections 18, 19 and 20 of the Planning and Development Act 2000-2006 and the Planning & Development Regulations 2001-2007. This Plan sets out the vision that will guide the development of Carrickduff for the next six years. This Local Area Plan is consistent with the objectives of the Carlow County Development 2009 – 2015.

1.4 Location & Background

The townland of Carrickduff is located on the western boundary of Bunclody town centre approx 30km south of Carlow Town, 15km west of Tullow and 10km from Enniscorthy, Co. Wexford. Nestled in the foothills of Mount Leinster, the town is sited predominantly on the southern side of the River Slaney and western side of the River Clody. It is situated in relatively undulating landscape within a large agricultural hinterland. The

River Slaney and River Clody converge at Carrickduff and Bunclody contributing to the town's unique character and sense of place. Bunclody across this river divide in County Wexford is essentially an old market town with development having taken place off the radial routes leading out in a lower density manner from the town centre to the west.

1.5 Plan Area

For the purpose of the Plan, Carlow County Council will prepare a Local Area Plan for Carrickduff only and not the larger urban area of Bunclody. The development boundary of Carrickduff has considered the following factors based on proper planning and sustainable development principles, national, regional and local guidelines and also in consultation with the local community:

- Consistency with strategic policies at national, regional and local level;
- Anticipated population growth target for Carrickduff
- The existing urban structure of the town;
- Need for economic growth in the area.
- The proper planning and sustainable development of the area;
- Proximity of the site to cSAC and pNHA;
- The likely future development needs, given the increased pressure for development in Carrickduff in recent years.

1.6 Policy Context

The County Development Plan takes cognisance of National and Regional Policy including provision for the incorporating of changing legislation. The main national plans, policies and guidelines, which must be considered, are:

The National Spatial Strategy (NSS)

The National Spatial Strategy (NSS) sets out Government policy in relation to achieving balanced regional development over a time frame up to 2020. Carlow is part of the South East Region, which consists of counties Carlow, Kilkenny, South Tipperary, Waterford and Wexford. Carlow, has significant potential for growth and development and can play an important role in regional growth and achieving balanced development. The proximate location of Carlow to the greater Dublin Area highlights "Carlow's Gateway" location to the South East Region.

The National Development Plan 2007-2013 sets out the economic and social investment priorities needed for a better quality of life for all. The NDP sets out a strong framework for the promotion of regional development with a particular focus on investment in the National Spatial Strategy (NSS). Strong urban centres directly relate to regional growth and development. The investment framework and strategy of this NDP will assist and enhance physical, social and spatial planning.

South East Regional Planning Guidelines 2004-2020

South East Regional Planning Guidelines 2004-2020 - The Regional Planning Guidelines expand on the NSS and identify critical enabling investment priorities for the region. The Guidelines are designed to achieve a better spatial balance of social, economic and physical development throughout the region.

Carlow County Development Plan 2009-2015

In the context of the Settlement Strategy set out in the County Carlow Development Plan 2009 – 2015, Carrickduff is identified as a one of 18 ‘town and village’ areas in the County. In addition to good transport links these settlements also provide good infrastructural facilities and services combined with a good population base to maintain them. Appropriate forms of development will be considered in these settlements including medium to high density developments in the core. The plan area relates to that of the town located within the functional area of Carlow County Council. The Rivers Clody and Slaney represents the physical demarcation of the County boundary, thus east of these rivers is located within County Wexford and shall also accordingly be governed by the policies set out in the Wexford County Development Plan.

National Guidelines and Directives

Ministerial Guidelines and Directives - include; Housing Strategies, Retail Planning Guidelines, Childcare, Residential Density, Architectural Conservation, Landscapes, Sustainable Rural Housing, The Provision of Schools and the Planning System – A Code of Practice for Planning Authorities and Strategic Environmental Assessment.

Planning & Development Act 2000

Planning & Development Act 2000 (including statutory amendments) - outlines the statutory basis for implementation of physical planning.

The South East River Basin Management Plan

The South East River Basin Management Plan - the key environmental strategy for the region, pioneered by County Carlow and which will be implemented in County Carlow and the region.

The County Housing Strategy

Carlow Local Authorities have prepared a Housing Strategy for the Plan period in conjunction with RPS/DKM Consultancies. Part V of the Planning and Development Act 2000 requires that housing strategies be drawn up by planning authorities and integrated into their development plans. The housing strategy shall:

- a) include an estimate of, and provision for, the existing need and the likely future need for housing in the area covered by the development plan. The Planning Authority shall ensure that sufficient and suitable land is zoned in its development plan for residential use (or for a mixture of residential and other uses), to meet the requirements of the housing strategy and to ensure that a scarcity of such land does not occur at any time during the period of the development plan.
- b) take into account the need to ensure that housing is available for persons who have different levels of income, and in particular for those in need of social or affordable housing in the area. A housing strategy shall therefore provide that as a general policy a specified percentage, not being more than 20% of the land zoned in the development plan for residential use, or for a mixture of residential and other uses, shall be reserved for social and/or affordable housing.
- c) ensure that a mixture of house types and sizes is developed to reasonably match the requirements of the different categories of households, as may be determined by the Planning Authority, including the special requirements of elderly persons and persons with disabilities.
- d) counteract undue segregation in housing between persons of different social backgrounds. The needs of various groups, including the homeless, travellers and the elderly are addressed as part of the Housing Strategy.

A Housing Strategy has been prepared for the period 2009-2014 for County Council which will apply in Carrickduff. More than 4,000 new households are expected to be formed in County Carlow during the period 2009 to 2015. In Carlow County, the typical waiting list for social housing at the moment ranges from 400 to 550 applicants. The

availability of zoned land is not expected to act as a constraint over the course of the Development Plan 2009 – 2015.

1.7 Strategic Environmental Assessment (SEA)

In accordance with EU Strategic Environmental Assessment Directive (2001/42/EC) a screening process and consultation with the designated environmental authorities has been carried out, and having regard to the fact that a candidate Special Area of Conservation and a proposed Natural Heritage Area are located within the Local Area Plan Zoned Area; it was considered that a SEA was therefore required. The Environmental Report was prepared in conjunction with the preparation of the Plan and the Plan has been informed by environmental considerations. The mitigation measures needed to offset the potential adverse effects of the Plan and future monitoring proposals have been transposed from the Environmental Report into the Plan.

SECTION 2 - STRATEGIC ASSESSMENT

2.1 Population

The Central Statistics Office (CSO) has divided the greater area of Bunclody-Carrickduff into two census areas – Bunclody in Co Wexford and Carrickduff in Co Carlow; by merging these two areas the total population of the town has been calculated (for the purpose of this section, both the larger area of Bunclody-Carrickduff statistics will be used) . The population of the urban areas has more than doubled since 1996 (CSO 1996: pop: 1,241). Between 2002 and the most recent census of 2006 the population of the Carrickduff urban area grew by 36.9% to a current population of 1,863.

2.2 Population Projections 2008-2014

The figures below were calculated taking into account the predicted effects of planning permissions granted and expected to be built, current developments and natural increase in Bunclody-Carrickduff.

Table 2.1 – Population Projections for LAP Area

Census Towns	2002	2006	2008	2014
Total Bunclody-Carrickduff	1361	1863	2066	2319
Bunclody (Wexford)	1110	1544	1720	1926
Carrickduff (Carlow)	251	319	346	393

2.3 Age Profile

The age profile of the Bunclody-Carrickduff urban area has a high representation of people under 25-44 year age bracket at 31% of the urban areas population. This has important implications in terms of housing provision with many people in the area approaching first time buyer age and also employment generation.

2.4 Employment

Approximately 6.75% of Bunclody-Carrickduff's workforces were registered as unemployed at the time of the 2006 Census. This represents a slightly higher level than

the national average which is 5% (CSO 2006). There are high numbers employed in the Manufacturing and Service sectors at 36.6% of the workforce. There are quite low numbers employed in the Agriculture and Transport sectors, while relatively high percentages of the workforce 12.4% are employed in the Construction Industry and 14.75% are employed in the Services sector.

2.5 Travel Patterns

A total of 1080 people in Bunclody-Carrickduff area were surveyed on travel patterns by the CSO in 2006. The preferred mode of transport is the private car with 59% travelling as car driver or car passenger. This high level of car usage is probably due to the proximity of Carlow town (30.9 km) Enniscorthy (20.1km) and Wexford town (42.3km) and the lack of a well developed transport system. The next most popular mode of travel is foot with 29% of those surveyed choosing this mode; this would suggest a significant proportion of the population work or attend school close to their places of residence.

The most common distance travelled is 1 kilometre with 2 to 4 kilometres next most travelled, this suggests a large number of residents travelling to work or school are within easy commuting distance, the majority of these either work or attend school in Bunclody - Carrickduff. This 'distance travelled' figure illustrates the opportunity for encouraging non car travel by the provision of improved pedestrian and cycle routes.

SECTION 3 - URBAN CHARACTER ASSESSMENT

3.1 *Historical Background*

The early history of Bunclody or Newtownbarry as it was known until 1950 dates back to the end of the 17th century. Until this point in time, the important centres would have been Clonmullen and Clonham, where the powerful Kavanagh families had their residents. Bunclody was a very small village in the beginning of its history and consisted of Main Street, Church Road and Irish Street, where there were a number of houses. The main buildings in the town were the estate house, the Church, built c. 1775 and the Police Barracks, which was probably built around the same time. The town was the scene of the historical Battle of Carlow during the 1798 rebellion. Shops and pubs were opened in the houses on the Main Street in Bunclody. As the population grew, so did the demand for housing and in many of the side lanes such as Redmond's arch. The urban area has grown substantially in the last fifty years, with a number of new residential estates being built and new commercial premises opened in Carrickduff.

3.2 *Urban Character Assessment*

The extent of the Plan boundaries for Carrickduff have been determined by the pattern of the existing urban development in both Bunclody and Carrickduff and the need to consolidate and enhance existing urban structure and provide greater connectivity between component areas of the town. Carrickduff possesses a unique streetscape pattern, defined mostly by a linear type pattern of low density residential development on the approach to Bunclody town centre. The pattern of development consists mainly of rows of terraced housing with traditional features and detached bungalow dwellings on single plots. Lands between and backland of the main approach road to the town have also been developed over recent years for a range of purposes although the primary lands use in such areas is that of the residential housing estate. Bunclody has progressively expanded outwards with new development in recent years from the historic core of the town on the eastern side of the Rivers Clody and Slaney. The majority of these developments are comprises of modern retail developments and commercial ventures, the Mill Race Hotel and the new Supervalu retail complex.

3.3 *Distinctive Features of the Streetscape*

The most distinctive features of Carrickduff's Streetscape include –

- The terraced housing and older cottages lining the approach road to Bunclody;

- The narrow lanes leading horizontally off Main Street which provide access to the backlands;

3.4 The Interrelationship between Buildings and Spaces

The approach road is typically defined by a linear development of bungalows and two storey dwellings with . The pattern of development intensifies on the lower approach to the Mill Race Hotel to terrace 2 storey dwellings and large retail units. The more discordant building lines and development pattern else where in the town, fails to define any other significant 'urban' or built spaces.

3.5 Urban Form and Plot Dimensions

The narrow plots that are found along the Main Street date back to the early 19th century, these plots can also be found on the approach to the Mill Race Hotel. These narrow plots provide for a tight and narrow urban form with the facades having a vertical emphasis of two and three storey buildings and facing out onto the N80. As time progressed into the 20th century, backland development occurred with the development of housing estates encompassing an area of green open space.

3.6 Infill Development Opportunities

A number of significant opportunity sites are identified throughout the town which would benefit from infill developments. Many of these relate to areas where the traditional building lines have been eroded (due to dereliction and/or demolition and new build). It is important that development of these spaces is done so in a sympathetic and coherent manner, maintaining established proportions and rooflines.

3.7 Vacant Buildings

Though the majority of Carrickduff's buildings are well maintained, vacant structures exist scattered throughout the town. These buildings can have a negative effect in terms of urban design and the overall character of the town.

3.8 Other Urban Design Elements

A uniform design approach or some element of continuity is required to create harmony. In a traditional streetscape this can be achieved through similar building heights, façade widths, materials, building lines etc. On the edge of towns where this continuity of design

and sense of place is easily lost it can be counteracted by simple design elements such as common boundary treatment for example standard stone wall treatment.

3.9 SWOT Analysis

To ensure the sustainable development of Carrickduff, the strengths and opportunities outlined below need to be encouraged, protected and developed. The threats and weaknesses need to be addressed and monitored. Therefore the SWOT analysis has been used to help formulate the plans and objectives for the Plan.

Strengths:

- Landscape & Setting - River Clody
- Good accessibility to nearby larger towns – N80 – Connects to Carlow and to N11 providing connections to Enniscorthy/Carlow town/Dublin etc.
- Recent high quality housing and commercial developments
- Panoramic views of surrounding hinterland

Weaknesses

- Lack of sense of place in some parts
- Traffic congestion and pedestrian safety
- Neglected sites
- Lack of quality public space
- Distance from organic town centre
- Lack of available sites for development
- Suburban residential appearance
- Connectivity of housing estate location to centre of town
- Unintegrated town centre with Bunclody

Opportunities

- Consolidate expansion of town with Bunclody
- Design is becoming an increasingly important and prominent issue
- Riverside amenity area and walks
- Backland development opportunities
- Attractive townscape that could be improved

- Conserve and enhance built environment
- Linkages in town centre
- New road connections and opportunity for development on same
- Provide physical and social infrastructure linked to development
- Tourism opportunity

Threats

- Incoherent growth of town
- Development on the periphery of the town centre with poor connectivity
- Inaccessibility to back lands
- Problematic circulation of traffic
- Threats to River Slaney pNHA and cSAC and River Clody
- Obscuring of panoramic views out of the site by largescale development

SECTION 4 - CORE STRATEGY

4.1 *The Vision for Carrickduff*

The Council's Strategy for Carrickduff is to ensure that this area develops as a sustainable balanced settlement with appropriate amounts of residential, economic, tourism and recreational development.

Vision for Carrickduff

- To create a desirable place to live with an adequate mix of housing, services and functions;
- To create walkable and pedestrian friendly environment;
- To create a self-sustaining environment;
- To protect the Built and Natural Environment;
- To create a strong sense of place, identity and history;
- To achieve a balanced, secure and flourishing community, which encourages interaction and local vibrancy;
- To promote the redevelopment of derelict, obsolete and brownfield sites;
- To encouraging the development of backlands where this strengthens the streetscape and continuity of the urban grain;
- To support the role of the town centre as the principal commercial area.
- To include the provision of useable, creative open space from the beginning, not as an afterthought;
- To enrich the quality of residential development within the area;
- To promote the area as an example of high quality design which is fully committed to sustainable mixed use development.

4.2 *Development Proposals*

It is the policy of the Council that development proposals will only be considered that are located within the settlement boundary as defined on the Land Use Zoning Map;

- Provide high quality development in accordance with the Draft Planning Guidelines on Sustainable Residential Development in Urban Areas and its companion document the Urban Design Manual;
- Comply with the National, Regional and Local Development Control Guidelines
- Protect and enhance the town's physical character and natural environment;

- Do not significantly affect neighbouring properties' residential amenities and those of the surrounding area;
- Do not create traffic hazards.

4.3 Purpose of Land use Zoning

The purpose of land use zoning is to indicate to property owners, developers and the general public, the types of development that are considered most appropriate in each zone and to give guidance to the criteria used by the planning authority to assess planning applications. In this context, the zoning objectives allow the developer to plan proposals with some degree of certainty, subject to other conditions and requirements as set out in this Plan and the relevant County Development Plan. In the control of development, zoning seeks to avoid competing and incompatible uses so as to promote greater environmental quality and thereby rationalize the land use pattern of the town.

4.4 Landuse Zoning & Matrix Table

Zoning Objective – Town Centre Activities:

Permitted in Principle: Retail, Commercial, Housing, Bed & Breakfast, Car Park, Community Facility, Crèche, Cultural or Recreational Facility, Educational Facility, Guest House, Health Facility, Open Space, Places of Public Worship, Public House, Restaurant, Hot Food Take Away, Local Shop, Sports Facility, Services such as Office Based Industry Activities, Data Processing, Software Development, Information Technology, Technical Consultancy, Commercial/Laboratories/Healthcare, Research and Development, Media Recording and associated uses, Publishing and Telemarketing, Hotel and Leisure.

Open for Consideration: Advertisements and advertising, Structures, Garage/Filing Station, Motor Sales Outlet.

Zoning Objective – Residential

Permitted in Principle: Housing, Bed & Breakfast, Car Park, Community Facility, Creche, Cultural or Recreational Facility, Educational Facility, Guest house, Health Facility, Open space, Places of Public worship, Public House, Restaurant (excluding Hot Food Take Away), Local Shop, Sports Facility.

Open for Consideration: Advertisements and Advertising Structures, Garage/Filling Station, Motor Sales Outlet, Take Away – Hot Food

Zoning Objective – Community, Education & Amenity:

Permitted in Principle School, Sports Facility, Public Recreational Building, Hospital/Retirement Facility, Health Care, Cemetary, Educational Facility, Enterprise Centre, Cultural And/or Recreational Facility, Community Facility, Office, Workshop, Creche/Childcare/Childcare, Car Park, Sports Facility, Place of Worship, Public Service Installation.

Open for consideration: Restaurant (excl. hot food take away) Shop, cinema.

Zoning Objective – Amenity & Open Space:

Permitted in Principle: Community Facility, Cultural and Recreational Facility, Open Space, Public Service Installation, Sports Facility.

Open for consideration: Car Park, Cemetery, Golf Course and Club Houses, Places of Public Worship, Restaurant, (Excl. Hot Food Take Away).

Zoning Objective - Mixed Use Zones:

Permitted in Principle: Light Industrial Businesses and Services such as Office Based Industry Activities, Data processing, Software Development, Information Technology, Technical Consultancy, Commercial Laboratories/Healthcare, Research and Development, Media Recording and General Media and associated uses, Publishing, Telemarketing, Garage/Filling Station and Motor Sales Outlet, Hotel and Leisure, Light Industrial.

Open for Consideration: Business Incubator Units, Retail Warehousing and Distribution Centres.

Zoning Objective – Low-Density Residential:

Permitted in Principle: Housing, Bed & Breakfast, Car Park, Community Facility, Creche, Cultural or Recreational Facility, Educational Facility, Guest House, Health Facility, Open Space, Places of Worship, Public House, Restaurant (excluding Hot Food Take Away), Local Shop, Sports Facility.

Open for Consideration: Advertisements and Advertising Structures, Garage/Filing Station, Motor Sales Outlet, Take Away – Hot Food.

Zoning Objective – Institutional Uses:

Permitted In Principle: Creche, School, Sports Facility, Recreational Building, Hospital/Retirement facility, medical care.

Open for Consideration: Car Park

Zoning Objective - Resort:

Permitted in Principle: Resort Facility, Cultural and Recreational Facility, Sports Facility, Golf Course and Club Houses, Restaurant, Hotel and Leisure, Car Park and Health Facility.

Open for consideration: Public House, Open Space, Creche, Bed & Breakfast, Retail (convenience store), Ancillary Residential/Commercial.

“Open for Consideration” means a use is not acceptable in principle and will only be permitted in special cases where the Council is satisfied that the use would not conflict with the general objective for the zone and could be permitted without undesirable consequences for the permitted uses and which can be allowed subject to compliance with pertinent control criteria consistent with the proper planning and development of the area, having regard to the Local Area Plan. Uses which are not indicated as permitted in principle or open for consideration will be considered in relation to the general policies of the plan, the zoning objectives of the particular area and the proper planning and sustainable development of the area.

Many uses exist where they do not conform to the designated use zoning objectives. Generally such uses, where legally established, shall not be subject to proceedings under the Act in respect of their continuing use. When extensions to, or improvements of premises accommodating such uses are proposed, each shall be considered on its merits and permission may be granted where the proposed development does not adversely affect the amenities of properties in the vicinity and does not prejudice the proper planning and development of the area.

4.5 Development Contributions

In order to facilitate the development of Carrickduff, financial contributions will be payable by developers towards the upgrading of necessary infrastructure. In order to facilitate this development, a land use levy, in accordance with Carlow County Council's Development Contributions Scheme (currently €28,331.99 per hectare) will be payable in addition to the standard Development Contribution. This land use levy will apply only to residentially zoned lands in the Carrickduff area.

In relation to the proposed developments in Carrickduff, the terms of Carlow County Council's Development Contributions Scheme will be applied in addition to the Land Use levy.

SECTION 5 - DEVELOPMENT MANAGEMENT POLICIES & OBJECTIVES

This section of the Plan contains detailed development strategy policies and objectives which will govern the future development of the Carrickduff area. The policies and objectives together with the Core Strategy will be used to make consistent decisions on planning applications.

5.1 Population & Zoned Land

The key policy of the Council is to encourage the strategic growth of the town and the surrounding area and to ensure that the town is as far as possible self-sufficient in terms of employment, housing and also to ensure the concurrent delivery of services and facilities with new developments in the town boundary. This local area plan zones sufficient housing land to provide for the predicted housing demands based on population figures with sufficient scope to cater for sites that may not come forward for development in the life time of the LAP. The population of Carrickduff according to the Census 2006 was 319 with a projected increase to 393 by 2014.

The lands zoned for development will ensure that a sustainable rate of town growth can be accommodated, with provision for expected expansion of services and facilities and assist the integration of new and existing communities all while maintaining the natural and built environment and enhancing the special historic townscape and natural heritage character of the town.

Population & Zoned Land Policy

It is the policy of the Council to:

- **Zone sufficient lands for future development consistent with the Carlow County Development Plan 2009-2015, Carlow County Housing Strategy 2009 - 2015 and the South East Regional Planning Guidelines.**

Population & Zoned Land Objective

It is an objective of the Council to:

- **Seek to facilitate the release of new residential development, giving priority to locations that enhance the existing urban structure (sequential test) and which**

can be integrated into existing public services. Development of Greenfield sites will therefore be encouraged to occur in a sequential manner with the lands nearest the town centre being developed first.

5.2 Housing

The Council's have statutory obligations to ensure that sufficient land is zoned for all types of housing to meet the town's projected housing requirements over the Plan period and to ensure that an undue shortage will not arise. One of the main aims of this plan is to promote balanced social, physical and economic development. The Carlow County Housing Strategy 2009 – 2015 is drawn up for the entire County of Carlow including Carlow town.

Housing land supply based on population projections

The requirement for new housing is estimated from the projected increase in households for the area. It is estimated that the population of Carrickduff will grow naturally by approximately 47 persons within the lifetime of this plan, by applying the national household size of 2.81 persons per household it is estimated that a minimum of 17 residential units will be required to facilitate natural growth during the Plan period. However this figure does not take into account the expected demand from first time buyers, demand from across the County boundary in Bunclody in the existing town population and also outside interest, therefore an excess on top of this figure should be allowed for.

Based on actual land zoned in the zoning map, 46.3ha of land will be zoned for both standard and medium residential densities (22ha at standard residential density and 24.3ha for low residential density). It is therefore considered that adequate land has been zoned to cater for development beyond 2015.

The housing capacity of this land will depend on varying factors including density and topography etc. In addition to the lands zoned for new residential development, some element of residential development may also occur on brownfield sites, sites zoned for town centre uses or on sites with mixed use zoning.

It is a policy of the Council to:

- **Zone sufficient land to allow for the probability that some centrally located sites, will not become available in the lifetime of the plan.**
- **Use a sequential approach to residential development, firstly through in-fill opportunities followed by brownfield sites and where these previous sites are not viable only then will new residential lands be considered.**

5.2.1 Existing & Future Residential

The type of residential development existing in the town is typical of any similar sized Irish town. It varies from one off housing on the outskirts of the town, to ribbon development on the road approaches, to housing estates of varying design and densities. There has been a significant increase in the number of houses built in recent years, resulting in recent development occurring predominantly western side of Bunclody in Carrickduff.

Existing & Future Housing Policies

It is the policy of the Council to:

- **Provide sufficient and suitably located land to meet the housing target and satisfy local housing needs.**
- **Encourage a mix of housing type, tenure and size in order to meet changing household size and composition and to provide a social and demographic balance in the town.**
- **Require that in the case of Carlow County Council 12% of land zoned for residential development or for mix of residential and other uses, shall be made available for the provision of social and affordable housing.**
- **To consolidate the existing settlement pattern by encouraging a sequential approach whereby new developments in close proximity to the existing built-up area are developed through in-fill development having regard to the need also to provide open space, car parking and other appropriate planning and environmental criteria.**
- **To permit appropriate higher densities in residential developments in accordance with the 'Sustainable Residential Development in Urban Areas - Consultation Draft Guidelines for Planning Authorities'**

DoEH&LG February 2008.

- **To maintain the demesne landscape, woodlands and river floodplains free from development such that the special landscape character and visual context of the town is protected.**

Housing Objectives

It is an objective of the Council to:

- **Ensure the implementation of the Housing Strategy and to integrate housing provided under Part V of the Planning and Development Act 2000-2006 into private development in a layout that prevents segregation and promotes good design and layout.**
- **Carry out the Councils responsibilities under the Housing Acts and to provide Local Authority dwellings, affordable units, voluntary co-operative housing and private sites as the need arises and as finances permit.**
- **Ensure the necessary infrastructural investment to facilitate the overall level of housing output required to meet the current and anticipated levels of demand in a planned and coherent fashion.**
- **Actively promote the provision of community, educational, social and recreational facilities in parallel with future housing development.**
- **Ensure any mature hedgerow, trees or old stone walls are retained insofar as possible in new developments.**

5.2.2 Residential Density & Housing

The Sustainable Residential Development in Urban Areas guidelines for planning authorities' DoEH&LG December 2008 set out the Government policy of encouraging more sustainable urban development by the avoidance of excessive suburbanisation and the promotion of higher residential densities in appropriate locations. Developers should therefore take account of the advice contained in these guidelines. This will result in proposed sustainable developments of sufficiently high design quality that will facilitate the granting of planning permission.

5.2.3 Infill Housing & Development of Backlands

Where appropriate Infill housing in the existing built up areas of the town will be encouraged. Development of backland areas within the town will also be encouraged.

Infill Housing & Backland Development Policy

It is the policy of the Council:

- **To encourage infill housing & backland developments on appropriate sites where the proposals respect the existing scale and character of the area.**

5.2.4 Traveller Accommodation

The Council will continue the process of providing housing and Traveller Accommodation Facilities for indigenous traveller families and will make provision also for transient families where there is evident need. The Council will participate in the preparation and implementation of the Government's Traveller Accommodation Strategy. Carlow's current Traveller Accommodation Programme 2005 - 2008 was adopted by Carlow Local Authorities in January, 2005 and is currently under review.

Traveller Accommodation Policy

It is the policy of the Councils to:

- **Implement the objectives of the relevant Traveller Accommodation Programme adopted by Council during the period of this Local Area Plan.**
- **Ensure the design and layout of accommodation has regard to The Housing (Travelling Accommodation) Act, 1998 and reflect the "Revised Guidelines for Residential Caravan Parks for Travellers".**

5.3 Retail and Commercial

Bunclody historically serves an extensive retail catchment area that serves the local demographic. The core trading area of the town has also migrated progressively westwards over recent years to include Carrickduff. This move in the retail core has recently been supported by additional retail facilities. These, in association with the established shopping facilities will generate a substantial town centre dynamic that has the potential to serve the wider catchment areas. The focus of this plan is to encourage the expansion & diversification of the core retail area by providing greater linkages and improved accessibility between streets and more sustainable travel patterns.

Retail and Commercial Policies:

It is the policy of the Council to:

- **Work with the policies of Wexford County Council to provide for an expanded town centre to maintain an important service centre for the surrounding rural hinterland.**
- **Encourage the expansion of retail and commercial services and facilities sufficient to meet existing and proposed local needs.**
- **Ensure that the retail development proposals conform to the requirements of the Carlow County Retail Strategy and the DOEHLG's Retail Planning Guidelines.**
- **To ensure that new retail/commercial developments are designed to the highest standard and located to ensure safe, sustainable and convenient access.**

Retail and Commercial Objectives:

It is an objective of the Council to:

- **Encourage development of infill sites, laneways of the town centre streets and backlands within the town centre and adjoining area as locations for retail, commercial and residential uses, having regard to the surrounding building uses in the area.**
- **To facilitate, where appropriate the development of neighbourhood convenience shops in the outlying areas of the town to meet the needs of the local community.**

5.4 *Employment and Economic Activity*

The role of both Bunclody and Carrickduff as a service provider and employment location, its strategic location within the county and its proximity to major towns such as Carlow, Enniscorthy and Wexford provide a significant opportunity for inward investment and growth of the area. Apart from the central commercial area, employment is also concentrated in the industrial zone on the western approach or entrance to Carrickduff. The promotion of economic activity can be encouraged by the provision of suitable sourced land to facilitate consolidation of existing industry & development of new industry.

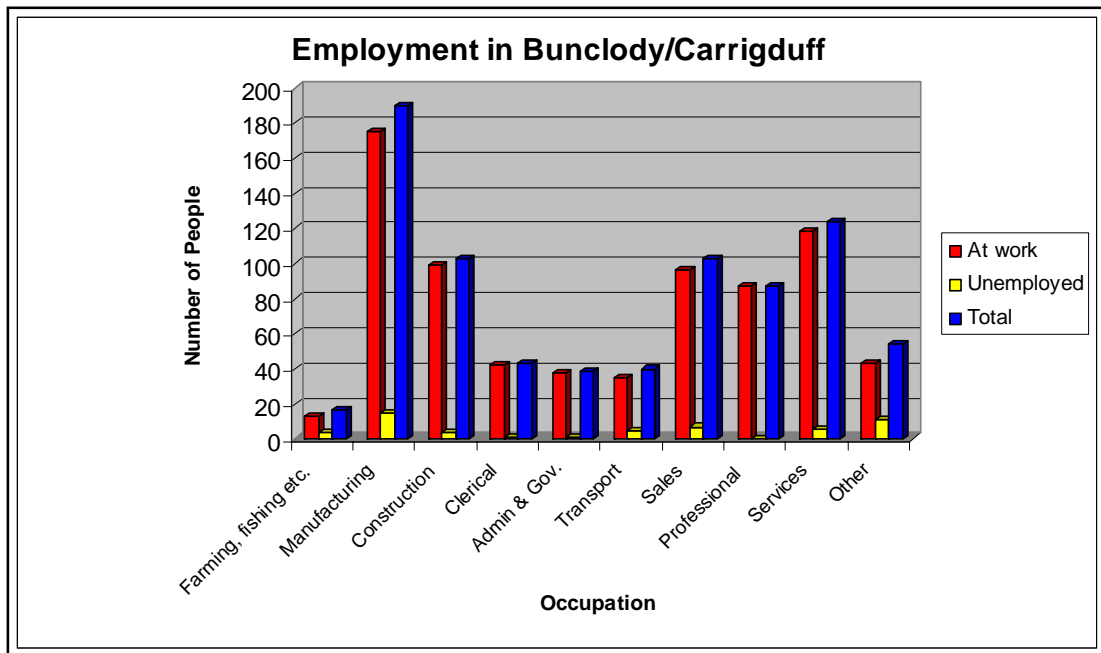


Figure 5.1 – CSO 2006 – Employment Status in Carrickduff.

Employment and Economic Activity Policy

It is the policy of the Council to:

- **Facilitate and encourage the setting up of small and medium sized enterprises in close proximity to the town centre and the expansion of existing businesses.**
- **Co-operate with state and semi-state employment agencies and local organisations in promoting Carrickduff as a location for employment activities.**
- **Ensure that future development does not comprise the viability of existing facilities.**
- **To provide sufficient & suitably located zoned land to promote economic activity in the area.**

Employment and Economic Activity Objectives

It is an objective of the Council to:

- **Promote economic development in the town and facilitate the**

development of office based and light industry such as information technology, & research and development in co-operation with relevant agencies and organisations.

- **Facilitate home-based employment activities subject to the protection of the amenities of residential areas.**
- **Ensure that existing residential area and areas of sensitive environmental character are safeguarded from inappropriate new or expanded employment uses.**
- **Encourage the redevelopment of backland/brownfield areas for employment uses**

5.5 Community Facilities

The provision of adequate community facilities is an essential element of sustainable and balanced development. Community facilities include educational, religious, health, recreational and sporting needs and activities. A key objective of the LAP is to ensure that the community needs of residents, both new and existing, can be provided and that expansion of the town will be accompanied by a corresponding expansion of community facilities.

Community Facility Policies

It is a policy of the Council to:

- **To facilitate and co-operate with other organisations in the provision of services for the community including, in particular, schools, crèches and other education and childcare facilities in parallel with future housing.**
- **Facilitate the provision of health and social facilities, nursing homes and sheltered housing.**
- **Encourage the development of youth centre facilities.**
- **Facilitate the provision of health services in Carrickduff at suitable locations.**

5.6 Education

The existence of adequate education facilities can lead to the increased attractiveness of an area for location of businesses and families and increased development and

prosperity. The Carrickduff area is served by one primary school with an additional primary school and two secondary schools across the border in Bunclody. The LAP will provide for the future educational needs of the community through appropriate land use designations that will cater for any additional requirements in respect of the existing and future populations. The council is committed to ensuring that future schools will be located in suitable sites within sustainable walking distances from nearby residential areas. The councils will also endeavour to ensure safe walking access and cycling access is achievable to these locations.

5.6.1 Primary Schools

Our Lady of Lourdes National School is located to the southern Bunclody town on Hospital Hill and Carrickduff National School is located out the Carlow road to the western end of the town.

Primary Schools	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	Capacity
Our Lady of Lourdes NS	293	289	278	291	290	30 additional
Carrickduff NS	50	52	53	51	56	78

5.6.2 Secondary Schools

The Vocational College is located on the southern end Bunclody with the FCJ secondary school located across the River Slaney on the north-eastern side of the town.

Secondary Schools	2004/ 2005	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	Capacity
Vocational College	295	265	285	262	290	At Capacity
FCJ	709	745	747	787	780	At Capacity

Education Policies

It is the policy of the Council to:

- **Facilitate the development of educational facilities and any additional specialist accommodation to meet the required needs of both current and future populations in co-operation with the Department of Education and Science and local school management boards.**
- **The Councils shall restrict new developments adjacent to existing schools where such development may have the potential to restrict the expansion of that school.**
- **Ensure that all new educational facility proposals conform to the requirements of the Provision of Schools and the Planning System – A Code of Practice for Planning Authorities, by Department of Education and Science and DOEHLG.**

Education Objectives

It is an objective of the Council to:

- **Ensure the provision of additional school facilities on appropriate sites within the town, these appropriate sites can be seen on the accompanying Zoning Map (Community & Educational Uses).**
- **Ensure new sites maximise opportunities to walk or cycle to school and also ensure that post primary schools (which may serve larger catchment areas) are within walking distance of a bus route and ensure adequate pedestrian access and safe routes to school are available.**
- **No substantial residential development should proceed without an assessment of existing schools capacity or the provision of new school facilities in tandem with the development.**

5.7 Childcare Facilities

Carlow County Council recognises the social, educational and economic important of encouraging the development of a broad range of childcare facilities in urban and rural areas throughout the county. It also recognises that childcare must be conveniently located. Childcare is taken to mean full day-care and sessional facilities and services for preschool children and school-going children out of school hours. It includes services involving care, education and socialisation opportunities for children and therefore

includes pre-schools, day-care services, crèches, playgroups and after-school groups. The provision of amenable and accessible childcare is an important aspect in the proper planning and sustainable development of new and existing communities.

There are currently two childcare facilities in Carrickduff namely Carlow Montessori, located in Clonmullen and Coischem Montessori located close to the VEC secondary school. These provide sessional facilities and have the joint capacity for 35 children. The Coischem Montessori is located within walking distance of the town centre, with Carlow Montessori located further out. Both facilities are near or at full capacity, there are currently no intentions for expansion of these facilities. Having regard to this the Council will seek to ensure adequate provision of childcare places and facilities in Carrickduff through the Development Management section and also to support and improve the current facilities in the town.

Childcare Policy

It is the policy of the Council to:

- **Require the provision of appropriate childcare facilities in accordance with the 'Childcare Facilities – Guidelines for Planning Authorities 2001' and the Carlow County Development Plan 2009-2015**

Childcare Objectives

It is an objective of the Council to:

- **Facilitate the development of childcare facilities where demand arises subject to satisfying applicable planning and engineering criteria.**
- **Ensure the provision of appropriate childcare facilities on site in or within close proximity to new developments with convenient and safe access for all. Where possible such facilities should be located adjacent to or close by other facilities i.e. employment or neighbourhood centres.**

5.8 Amenity, Recreation & Open Space

5.8.1 Natural Amenities

The River Slaney is the main natural amenity feature that winds through the northern side of the Carrickduff in an north to south direction. The River Clody converges at the point of the Slaney Bridge, this river provides high amenity value through the town centre

on the western end and also out the Carrickduff side of the town. The river is noted for its trout fishing and is stocked on an annual basis; the local Angling Clubs makes use of this local amenity. The rivers form an important physical and recreational feature, yet their potential has not been fully realized. It is an objective of the LAP to protect and improve the existing provision of open spaces, both passive and active within the town.

5.8.2 Sports Grounds

Carlow AFC is a strong organization in the town, with the grounds located to the western end of the town off Church Street. Bunclody GAA club and its grounds are also located to the west of the town centre and form an integral part of the social fabric, contributing both to the amenities and the sense of community. An eighteen hole golf course is currently under construction in Carrickduff. An outdoor heated swimming pool is also located in Carrickduff, which opens in the summer months to cater for the holiday demand. Currently there is a distinct lack of an indoor sports centre and passive recreational space in the greater Bunclody/Carrickduff area, it is important that all members of society, particularly children, the elderly and the disabled have access to public open space and sports facilities in order to enhance the quality of life and well being of the community.

5.8.3 Open Spaces

Existing open space areas are located within the various housing estates. They are generally underutilised and poorly maintained and as a result do not deliver their full potential as quality open space. An opportunity exists to develop quality public open space by utilising the full potential of the natural amenities available in the area.

Amenity, Recreational & Open Space Policies

It is a policy of the Council to:

- **Co-operate with sports clubs, schools and community organisations in the provision of sports and recreational facilities;**
- **To have regard to the open space standards as set out in the DoEH&LG's guidelines on 'Sustainable Residential Development in Urban Area' and recommended standards as specified in the Carlow County Development Plan 2009 - 2015.**
- **Ensure that the public open spaces identified within the Land Use**

Zoning Map are protected and if required sensitively developed.

- **To secure the protection of significant views into and out of the settlement through the strict control of development on the urban fringe with particular regard to the vistas formed by historic street patterns, traditional building alignments and that of Mount Leinster.**

Amenity, Recreational & Open Space Objectives

It is an objective of the Council to:

- **Ensure that proposals for new recreational facilities provide good accessibility to local residents, pedestrians, cyclists and those affected by reduced mobility and do not detract from the character of the surrounding area, particularly residential areas.**
- **In partnership with the relevant landowners, seek to develop a new walking route along the River Slaney and River Clody.**
- **With all new developments the Council will take a more flexible approach to quantitative open space standards and put greater emphasis on the qualitative standards.**

5.9 Tourism

The Council's aim is to focus on the Carrickduff area as a quality tourist destination. The relationship between the historic plantation town of Bunclody and the dramatic landscape setting derived from the interplay of the Blackstairs Hills, the Slaney River Valley, the mature woodlands and demesne landscape will be promoted.

The policies and objectives of this plan are designed to strengthen the tourism role of Carrickduff while protecting and improving the quality of all available resources. A comprehensive tourism package needs to be established through partnership with the various agencies and the local community.

Tourism Policies

It is a policy of the Council to:

- **Develop and maximise the tourism potential of Carrickduff.**
- **Facilitate tourism activities including eco-tourism, health centres, fishing, horse-riding, walking and cycling and facilities that relate to the**

special qualities of the surrounding natural environment.

- **Improve the signposting of scenic walks, riverside trails and heritage features.**

Tourism Objectives

It is an objective of the Council to:

- **Investigate the development of a pedestrian amenity route throughout the town and environs areas so as to link the Wicklow Way and Leinster Way walking routes, this link would encompass the special landscape and built heritage features of the historic settlement while promoting Carrickduff's tourist potential. Any proposed route will be subject to an ecological assessment.**
- **Work with Carlow Tourism to increase the number of domestic and overseas visitors to the area by promoting Carrickduff as an attractive and vibrant town to visit.**

5.10 Town Centre

Historically, the river boundary between Counties Wexford and Carlow, defined the town centre on the eastern side of the River Slaney in Bunclody. This is where many commercial uses and facilities have developed and play a vital role in the progress and vitality of this larger urban area. However, in the last number of years due to pressure for appropriate development lands, this town centre boundary has organically extended into Carrickduff's streetscape to provide many vital services for the local population. The Council will seek to enhance this townscape quality and ensure that proposals for development within the designated town centre area, respect the general height, scale, building line, plot width, architectural quality and town streetscape whilst maintaining the viability and vitality of the original town centre.

Town Centre Policies

It is a policy of the Council to;

- **Maintain the mixed use character of the town centre.**
- **Encourage the integration of residential areas with the town centre.**
- **Provide for anticipated car parking and commercial delivery demands**

within the town centre.

- **Encourage amenity and environmental improvements in the town centre, so as to reinforce and enhance the special townscape.**
- **To ensure that proposals for development within the town centre area respect the general height, scale, building line, plot width, architectural quality and streetscape.**
- **To encourage refurbishment and in-fill development such that the existing character of the streetscape is maintained.**
- **To provide for an integrated town centre with Bunclody.**

Town Centre Objectives

It is an objective of the Council to:

- **Encourage active street frontages**
- **Encourage uses that support pedestrian activity**
- **Ensure the protection of the streetscape value.**
- **Ensure sensitive and appropriate design**
- **Encourage residential use of upper floor space within the town centre**
- **Ensure high quality design of all developments fronting onto the N80**

5.11 Transportation & Infrastructure

The provision of good quality infrastructure is essential to the economic, social and cultural development of the town. The planning authorities will seek to encourage patterns of economic growth, which can achieve maximum transport efficiency and the least possible environmental impact.

5.11.1 Access and Movement

The majority of vehicular movement in the town occurs on the N80 the main route connecting Carlow and Carlow, and also the main artery from Rosslare port to the midlands. The R746 runs perpendicular to the N80 and runs in a north south direction through the town, this route connects Carrickduff and Carnew. The problems of traffic is exacerbated by the fact that the two way traffic is divided by the central mall in Bunclody town centre, also on street parking is located not only along each side of the main street but also in the middle of the street thus leading to traffic congestion caused by waiting or parking cars.

The Local Area Plan will support and facilitate the implementation of an integrated traffic management plan with Wexford County Council to address to improve the pedestrian and vehicular environment of both Bunclody and Carrickduff.

There are several new connections proposed by Wexford County Council within the Bunclody LAP in the form of inner relief roads. The inner relief road will connect Ryland Road to the Killealy Road (R746) and then connects with the Hospital Road and onto the Church Road. There is also a connection proposed closer to the town centre between the junction at Hospital road and the Killealy road and Church road. These linkages will be developer led and are displayed on Map no. 1 of the Bunclody LAP. An aspirational Orbital Route is also proposed to link the N80 on the southern side of Bunclody to the N80 at Carrickduff, no surveys have yet been conducted in this regard.

Movement and Access Policies

It is a policy of the Council to;

- **Develop an integrated system of transport for the wider area involving road, bus, cycling and walking.**
- **Encourage the development of a safe and efficient movement and accessibility network that will cater for the needs of all users and to encourage priority for town centre access, walking and cycling, public transport provision and accident reduction.**
- **All roads within the development boundary should allow for expansion of roads and provision of footpaths and lighting.**
- **Improve the visual approach road to the town through the new development of footpaths, lighting and planting.**
- **Promote local access routes and pedestrian movement corridors that encourage a strong network of linkages and enhanced permeability as displayed on Map 1 of the Bunclody LAP**

Movement and Access Objectives

It is an objective of the Council to:

- **Allow for the long term construction of local distributor roads linking future developments. These shall be developer led and shall be the**

subject of planning applications on development lands.

- Undertake during the lifetime of this Local Area Plan a feasibility assessment of an orbital relief road around the town in conjunction with Wexford County Council.
- Implement the Government's strategy for Road Safety

5.11.2 Pedestrian Accessibility

The elongated and relatively unobstructed transport corridor on the approach to the town centre has the potential to pose a hazard to pedestrians. Traffic safety in this area seems to have catered for vehicular movements with less attention paid to the needs of pedestrians. There is a requirement to provide a safe and attractive pedestrian environment for the local community with linkages between desirable destinations. The most desirable locations for designated pedestrian crossing along this stretch of roadway are at the National School and also at Supervalu which would follow natural desire lines of the local community.

A CSO survey carried out, as can be seen from figure below, that 311 of those surveyed walk to work or school. With such a large proportion of the demographic surveyed walking, there is huge potential to develop more sustainable travel patterns through pedestrian accessibility policies and objectives.

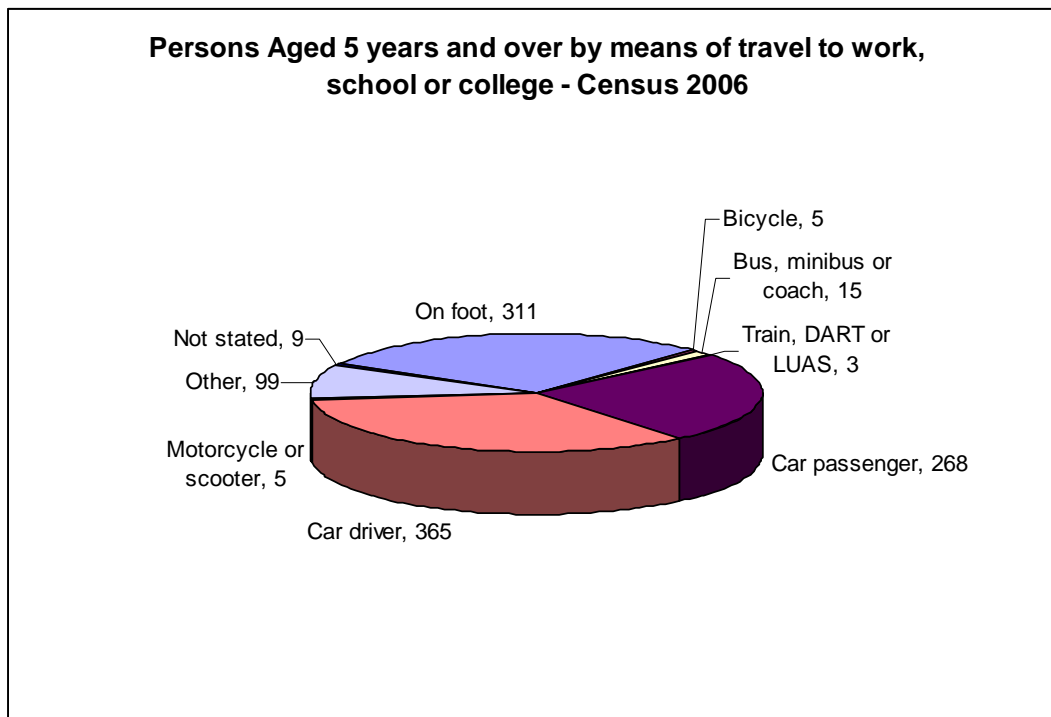


Figure 5.2 – Means of Travel to Work, School or College – Census 2006

Pedestrian Accessibility Policies

It is a policy of the Council to;

- **Provide designated pedestrian crossing at important desire lines such as the National School and Supervalu**
- **Ensure that all footpaths have ramps at kerb corners for pram and wheelchair access and tactile ground indicator tiles for vision impaired pedestrians at crossing points.**
- **Ensure that the location of street furniture does not obstruct footpaths.**
- **Ensure that pedestrian links from and between existing and new developments to local services are direct, have adequate street lighting and passive surveillance.**
- **Seek to improve road safety for all road users by improving road and footpath surfaces, markings and lighting, and relieving traffic congestion in the town**

Pedestrian Accessibility Objectives

It is an objective of the Council to;

- **Ensure pedestrian crossings shall be provided on the N80 subject to compliance with the necessary technical roads requirements.**

5.11.3 Car parking

All new development will normally be required by the Planning Authority to provide adequate off-street car parking facilities in compliance with the requirements as set out below. Such facilities shall cater for the immediate and anticipated future demands of the development, and shall be located within the site or in close proximity to such development.

Car parking Policy

It is a policy of the Council to;

- **To provide adequate off street car parking with all new developments in accordance with recommended standards**

Car parking Objectives

It is an objective of the Council to;

- **The dimension of car parking bays shall be 4.8m by 2.4m and be constructed having regard to drainage, surfacing and ancillary matters.**
- **Car parking areas shall be provided with proper public lighting facilities and shall be clearly demarcated.**
- **All car parking areas should be properly landscaped by the provision of trees, shrubs and grassed areas in order to ensure that damage to the visual amenities is avoided**

Car Parking Requirement for Carlow County Council

Land Use	Parking Spaces per Unit
Dwelling House	2 car parking space per unit
Apartments	1.25 spaces per unit
Schools	1 space for every classroom plus 4 additional spaces
Churches, theatres, public halls	1 car space per 10 seats

Hotels, hostels and guesthouses	1 car space per bedroom
Public houses, inc hotel bar	1 car space per 10 m2 of bar and lounge floor area
Hotel function rooms	1 space per 10 m2
Shopping centres, supermarkets,	1 space per 25 m2 gross floor area
Department stores/Shops	1 space per 20 m2 gross floor area
Restaurants, cafes	1 car space per 20 m2 gross floor area
Banks and offices	1 car space per 20 m2 of gross floor area and additional space to be determined by the Planning Authority
Industry	1 car space for every 60m2 of gross industrial floor area and operational space to be determined by the Planning Authority.
Warehousing	Each application will be determined by the Planning Authority
Retail Warehousing	1 car space for every 35 m2 of net retail floor space.
Golf	4 car spaces per hole
Par 3 golf courses or	2 spaces per hole
Pitch and Putt courses/	
Sports grounds and sports clubs	Each application to be determined by the Planning Authority
Golf driving ranges,	1 space per bay/ trap plus 3 spaces
Clinics and Medical Practices	3 car spaces per consulting room plus staff
Hospital	1.50 spaces per bed
Nursing Home	1 space per 4 bedrooms plus staff

5.11.4 Wastewater Treatment Capacity & Water Supply

Carrickduff is served by an existing wastewater treatment plant which serves both Bunclody and Carrickduff. This plant is currently at capacity at 2,000PE, however, an expected Personal Equivalent loading of an additional 4,500PE will be created by Wexford County Council through the Bunclody Main Drainage Scheme which should be completed by late 2010. This scheme is designed to meet the immediate and longer term needs of Bunclody and Carrickduff. A new wastewater treatment plant will be constructed to provide proper treatment for the existing wastewater flows and the

existing pipeline system will be upgraded and extended thus opening up considerable development potential in the town and environs. This will ensure a total of 6,500PE for the town. The town's water supply is currently provided from existing groundwater sources to the west of the town.

Wastewater Treatment & Water Supply Policies

It is a policy of the Councils to;

- **Encourage sustainable and environmentally friendly drainage systems such as Sustainable Urban Drainage Systems (SUDS) into larger developments.**
- **Protect existing groundwater aquifers and surface waters from pollution;**
- **Protect the water quality of the River Slaney and ensure that the water quality of the river is maintained at a satisfactory level in accordance with the EU Water Framework Directive and EU Directive Number 78/659 that lists the river as a salmonoid river.**

Wastewater Treatment & Water Supply Objectives

It is an objective of the Councils to;

- **Co-operate with Wexford County Council for the upgrade the existing wastewater treatment plant by an additional 4,500 PE by late 2010.**

5.12 Flooding / Climatic Factors

Flooding occurs periodically (roughly 3 – 4 year intervals) at Slaney Bridge and Island Road (Carlow) and to the south of the town at Clohamon Bridge, this has previously resulted in closure of the N80. There are two main areas within this river system which are identified by the Office of Public works as comprising ' areas liable to flooding'. Regard will be had to the new draft government guidelines 'The Planning System and Flood Risk Management' September 2008. In general development will not be encouraged in areas historically prone to flooding.

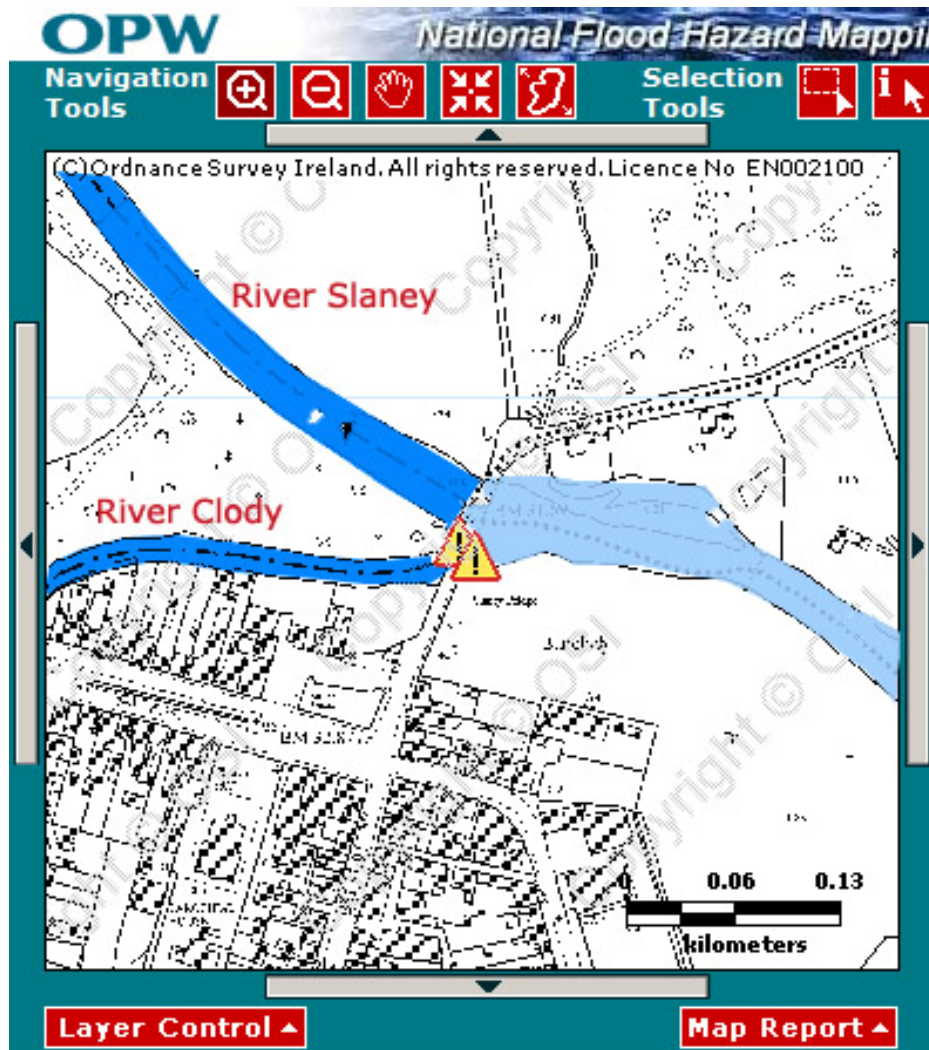


Fig 5.3 Areas Liable to Flooding - Source: OPW

Flooding/Climatic Factors Policies

It is a policy of the Council to;

- Ensure that development should not itself be subject to an inappropriate risk of flooding nor should it cause or exacerbate such a risk at other locations. Developers and the planning authority will have to have regard to the new government guidelines for planning authorities 'The Planning System and Flood Risk Management', September 2008 in regard to any new development.

5.13 Development Management Standards & Guidelines

The current Carlow County Development Plan 2009-2015 establish development management standards and recommendations for development within the Councils administrative area in Chapter 10. The development control standards contained shall be applicable throughout the plan area. These standards are intended to give an indication of the criteria the Council will take into account when assessing applications for new developments. These standards and guidelines are complimentary to the overall development strategy and the individual objectives of the relevant development plans. It should not be assumed that compliance with the standards contained herein will automatically or necessarily result in a granting of planning permission, since the standards are merely a statement of general principles. Decisions regarding individual applications for development rest with the relevant planning authority and will be determined on a case-by-case basis in accordance with circumstances at the time an application is submitted

SECTION 6 - CONSERVATION PROPOSALS

6.1 Introduction

The built fabric Carrickduff and the larger urban area of Bunclody gives a uniqueness of character and sets it apart as a place in its own right. The retention and protection of buildings and structures of note is an important element in the protection of the areas heritage. It is important to ensure that Carrickduff retains its built heritage and that the architectural and historical character of the town and the quality of its townscape is preserved. The development of Carrickduff as an urban settlement can be classified as a relatively juvenile suburb in historic terms of the larger urban area of Bunclody. The quality of the town's built heritage is undoubtedly due to the estate influence and the important market function of the town. Review of the Ordnance Survey Map Series to the present day indicated that the historic morphology of the town in terms of street patterns, building alignments and plot sizes has remained largely intact.

6.2 Architectural Heritage

The record of protected structures (RPS) included in Carlow County Development Plan 2009-2015 are legislated under section 51 of the Planning and Development Act 2000 and include structures which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest. In the Carlow County Development Plan 2009 - 2015 there are 2 proposed protected structures in the Carrickduff area. These include;

1. ProCW231 – Fountain – At the junction of the main Carlow – Bunclody road to the Nine Stone is a mid-19th century fountain. It consists of a cast iron spout set in a monolithic block of granite.
2. ProCW232 – Early 19th century 4 bay, two-storey dwelling house fronting onto approach road to town centre

Protected Structures Policies

It is the policy of the Council to:

- **Protect the integrity and features of the Protected Structures as set out in the County Development Plan 2009 – 2015, and also other structures of architectural heritage merit in the locality, and have regard to the Department of Environment, Heritage and Local Governments guidelines on Architectural Heritage Protection in that respect.**

- **Promote the maintenance and appropriate reuse of Protected Structures and older buildings of architectural heritage merit that make a positive contribution to the character, appearance and quality of local streetscapes and the sustainable development of the County and Town.**

6.3 *Architectural Conservation Area*

Carlow County Council does not intend to propose an Architectural Conservation Area in Carrickduff. The Council will however be mindful of any development which may encroach on any ACA within the greater area of Bunclody across the County boundary.

6.4 *Archaeological Heritage*

The National Monuments Acts 1930-2004 provide for the protection of the Archaeological heritage in Ireland. Archaeological heritage is a unique and special resource and needs to be conserved sensibly. Monuments protected under the Act include prehistoric monuments and any monuments and place associated with commercial, cultural, economic, industrial, military, religious or social history. The Carrickduff area is home to a three features that are recorded in the Sites and Monument Record. This details archaeological monuments of note nationally that must be protected.



National Monuments in the Carrickduff Area

Source: <http://www.archaeology.ie/smrmapviewer/mapviewer.aspx>

SMR (Sites & Monument Record) No.	Classification	Townland
CW021-001	Enclosure	Carrickduff
CW021-002	Fortified House	Carrickduff
CW021-004	Enclosure	Carrickduff

The Council will ensure that features or items of archaeological interest and recognised areas of archaeological potential are suitably safeguarded from inappropriate development that would adversely affect and/or detract from the interpretation and setting of these sites.

Archaeological Heritage Policies

It is a policy of the Council to;

- **Have regard to the Record of Monuments and Places (RMP) & Sites & Monuments Record (SMR), when dealing with planning applications for development or threats to recorded items.**
- **Ensure development shall be controlled in the vicinity of a recorded**

feature where it detracts from the setting of the feature or where it is a feature seriously injurious to its cultural or educational value. In all such cases the Councils shall consult with the National Monuments Section of the Department of Environment, Heritage and Local Government (DoEHLG).

- **Promote public awareness of the rich archaeological heritage in the area.**

6.5 Natural Heritage

Both Carrickduff and Bunclody are rich in natural, archaeological and built heritage. Carrickduff is unique in the sense that two nature sites with statutory protection form the County boundary between Carlow and Wexford - a Candidate Special Area of Conservation, the River Clody and a proposed Natural Heritage Area, the River Slaney. The protection of these sites is a prime concern of this plan and their protection and mitigation measures are discussed in greater detail in the Strategic Environmental Assessment Environmental Report which accompanies this plan.

Natural Heritage Objectives

It is an objective of the Council to;

- **Protect the character, appearance and quality of the habitats and semi-natural features in Carrickduff Local Area Plans such as woodlands, hedgerows, wetlands and artificial waterways of historic or ecological importance.**
- **Protect the sites identified as the candidate Special Areas of Conservation and the proposed Natural Heritage Area.**
- **To protect riparian zones in undeveloped sections of the river by maintaining an adequate buffer zone (minimum 5-10m back from the riverbank) along all watercourses, with no infilling or removal of vegetation within these buffer zones.**
- **To encourage potential developers to consult with relevant agencies as early as possible to ensure that heritage concerns are considered early in the planning process and so that the final planning application can be appropriately informed.**

