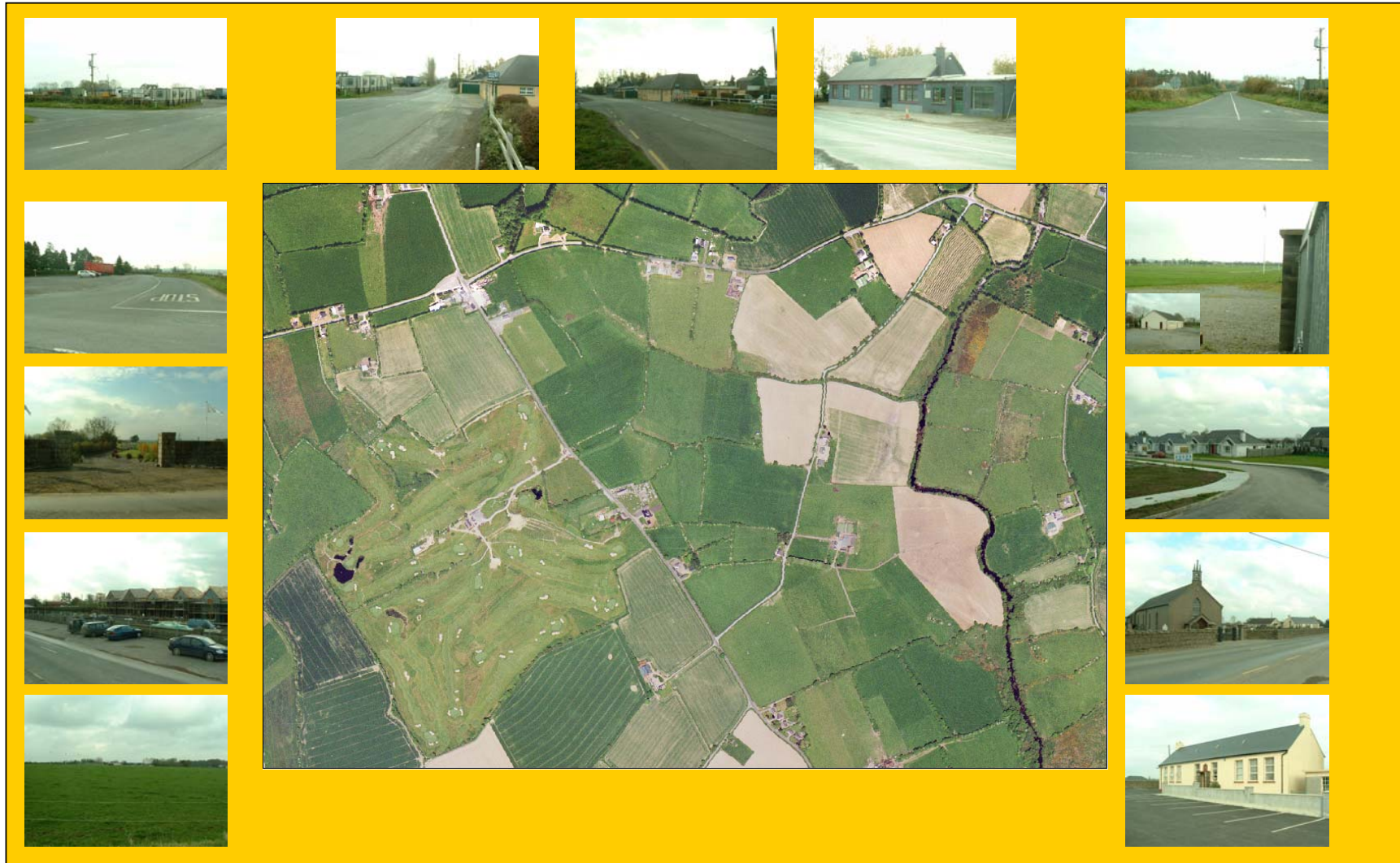




GRANGE/KILLERIG VILLAGE LOCAL AREA PLAN



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Section 1 Introduction/Background

1.1 Legal Preamble

The Grange/Killerig Village Local Area Plan has been prepared in accordance with a specific objective in the Carlow County Development Plan 2003, which identified 22 villages, that require a village plan, Section 2: Development Strategy par 2.5.2 states:

“ During the lifetime of this Plan [Carlow County Development Plan 2003], the planning authority will prepare Village Plans for each of the following villages and smaller settlements throughout the county.”

The legal preamble of the plan is therefore established through a specific policy in the Carlow County Development Plan 2003, which in turn is under pinned by the Planning and Development Act, 2000.

1.2 Carlow County Development Plan policy objectives:

The following strategic policies and objectives for villages are supported by the county development plan:

- To support and enhance the important social and environmental function that smaller villages fulfil in the rural countryside delivering important services such as small shops, schools, churches, public houses or community halls.
- To retain existing services and facilities within villages and allow for their limited expansion where possible.
- To encourage infill development within villages to provide for the demand for detached houses at low density as an alternative to one-off houses in the countryside.
- To promote balanced regional development of the hinterland of Carlow town, (the major development centre in the region), by promoting development within smaller urban settlements and villages.
- To encourage residential development within existing villages with existing services e.g. bulk services, social and recreational infrastructure etc. or when it can be economically provided in order to maintain fabric of existing villages.
- To encourage the development of appropriate private sites as private ventures or public private partnerships.*

- The village plan will identify individual sites in need of attention and propose specific interventions in each case.
- To promote the re-development of derelict sites within villages and to use the powers of the Derelict Sites Act 1990 if applicable.
- To develop the amenities and the infrastructure of villages throughout the county through the proposed village plans and the urban and Village Renewal Programme.

The proposed village plan focuses on a small area and as such addresses a high level of detail, specific interventions and community needs.*

Study Area: grange/Killerig Village



Map No. 1

1.3 The Process & Supporting Documents:

The process followed to prepare the village plan is that set out in the Planning and Development Act, 2000. This included a public participation process, which consisted of a half-day workshop with the community held on the 13th July 2004 and an invitation for written submissions.

The proposed Village Plan policies and objectives are consistent with the Carlow Development Plan 2003 and national guidelines. Other documents informing the plan are County Carlow Heritage Plan 2003, Actions Plans for Villages in County Carlow, Grange the Path to the Present, Cork Rural Design Guidelines and planning applications and site information processed within the area in recent years. It is important to recognise that the proposed Village Plan is a policy document containing land use objectives and urban design guidelines focussed on developing and retaining the rural village character of Grange/Killerig Village.

1.4 Public submissions:

During the allowed period three written submissions were received which broadly covered the following issues:

- Business in the area should be supported through residential development to be facilitated through zoning of lands.
- The limited infrastructure within the area has been indicated e.g. small school, small church and graveyard with limited ground on which to expand.
- Traffic congestions on the Castledermot/Tullow Road
- Additional development will place further stress on limited infrastructure.
- Grange/Killerig village is a rural and accessible location
- Traffic claming measures, bus stop for Carlow-Tullow and Naas-Dublin Rapid express bus should be considered.
- Land should be zoned for schools, church and graveyard expansion.
- Limited access to recreational facilities.
- Village core should be located around existing church and school

1.5 The Study Area:

The Grange Killerig area has a history that dates back to the Neolithic era as evidence of early settlement of the area has been found. In this regard archaeological discoveries of a stone axe-head and a saddle quern in Friarstown and the Neolithic burial in Baunoge date settlement in the area to between 2000 and 3000 B.C. *

The most significant sites that survive are Neolithic Burial at Baunogerasraid, standing stones at Glenoge and Moatabower, two earth works at Friarstown, the moate at Moatabower, the castle site in Friarstown, portion of a monastic settlement in Killerig, a medieval slab and church site in Staboe and a Latin cross on the site of a Celtic church in Killerig.

Dermot Macmurragh founded the Abbey of Baltinglass for the Cistercians in 1148 and awarded them extensive lands in Wicklow, Kildare and Carlow. These lands included 3500 acres in Grangeford and neighbouring townlands, where the order established a community of lay brothers in the latter half of the 12th century. The estate in the immediate vicinity of Baltinglass was known as the Abbey Demesne, while the farms further away were called granges after the Latin word for barns “grangia”. As a result place names based on the word Grange, including Grangeford, are common within 15 miles from Baltinglass.

In modern time Grange can be placed strategically within portions of four parishes e.g. Tullow, Rathvilly, Ballon-Rathoe and Tinryland. The townlands, which surround the study area of Grange/Killerig are in the south Slaneyquarter, Rathbaun and Grangeford; in the centre Baunogephure, west Friarstown; east Grangewat and Downings and in the north Killerig. The study area consists of the small Grange settlement formed by the church and school and recent residential development together with Killerig cross in the north where there are a Pub and transport business.

1.6 Community and Population:

The 2002 census figures the Grangeford area (which includes much of the Grange/Killerig Village area) provides some indication in the demographics of the study area:

GRANGEFORD			
Males	Females	Total pop	Number Households
152	131	283	71

While the above numbers provide a general indication no detailed census data exists for Grange/Killerig village. It can however be concluded that the area consists of a very small population at a very low density. *

The land use survey of the wider area surrounding and including the Grange/Killerig area has identified 41 existing houses. The population can therefore be estimated at 123 people. When adding a development of 24 newly built houses the population rises to 195. This excludes 37-holiday homes on the Killerig golf course also under construction. These relate to a migrant population that would fluctuate according to the tourist seasons.

1.7 The Opportunity:

In the last couple of years the area surrounding Grange/Killerig has seen an increase in demand for one off houses. In the small Grange settlement renewed interest in development has been seen, which can be divided into two categories. The first is permanent residential houses in the vicinity of the church and school and the second is the holiday home development in the vicinity of the Killerig Golf course.

The accessible and central location of the settlement at the cross roads between five significant towns i.e. Carlow Town in the West; Tullow directly to the south, Castledermot to the North(Kildare County); and both Hacketstown and Rathvilly to the East are the main functional reason for the development's existence .This cross roads location has lead to the development and continued use of existing and newly established social and recreational infrastructure in the form of the school, church, G.A.A club and field and the Killerig Golf course which service the wider area encapsulated by the mentioned surrounding towns and other smaller villages. The existing social and recreational infrastructure, although currently loose standing and un-integrated, presents an opportunity for incorporation into a formalised settlement and village fabric

Accessibility to the settlement is facilitated by two regional secondary roads the R418 (North-South) between Castledermot and Tullow, which links up, with the N9 to Dublin in the north and the N81 to Wexford in the south. The R726 between Carlow town and Hacketstown provided east west accessibility.

The presence of a quality and highly accessible golf course presents the opportunity for recreational tourism and employment as well as the expansion of the activity into a substantial resort development. *

This coupled with the distinctly rural character of the area represented in an undulating and open countryside with the amenity of the River Slaney directly to the east puts forward a very attractive location for future residents of the area.

The pre-historic and historic settlement of the area further establishes a strong sense of place that already exists and presents the opportunity to be expressed through a built-up village environment.

1.8 Overall Strategy:

The Carlow County Development Plan 2003 identified Grange as an area in need of a village plan, which would lay down the principles for the formalisation and development of the settlement. The locality can therefore be considered a new development node. The settlement presents the opportunity to live in an accessible rural environment linked to the major towns in the region and providing linked access to national primary roads to Dublin and Wexford. In addition residents can make use of the existing social and recreational infrastructure, while identifying with a well-established sense of place.

The plan aims to provide a framework to formalise and define the village settlement. In this regard the establishment of the village fabric will aim to integrate, link and formalise the existing social and recreational facility to form part of an integrated village environment.

The character and potential of the existing Killerig Golf course and related activities to function as an independent resort development are recognised. In this regard the resort development will be strengthened and formalised, to form a sustainable unit removed from the Village fabric. The physical barrier of the Castledermot/Tullow road (R418), which carries heavy traffic, is also recognised. Its extensive use is considered to contribute to the need to have the village and golf course resort development develop as separate entities.

The need to maintain the R418 as a regional access route providing access to Tullow, Castledermot, Carlow town and further a field is recognised and the road shall continue to full fill the role of a by-pass route. The need to increase safety and safe access from the road into the village will be addressed through limiting new accesses onto the national secondary road and looking at the provision of alternative accesses routes into the village. *

The low level of physical infrastructure and services are the main limiting factor on all future development. In this regard ways will be explored to develop the necessary infrastructure over time. Currently there is no public wastewater treatment plant and this will place severe restrictions on future development in the area. *

The provision of alternative treatment units shall be considered in the light of sustainability and the aim of providing a treatment plant at a future date through a public-private partnership of private investment.

All-future development shall be subject to the provision of or availability of the necessary physical infrastructure e.g. sewage, water and roads. *

Objectives No.	Overall Strategy
	It is an objective of the Council
OS 1-1	Overall Objective To establish a development framework for Grange/Killerig as a newly defined village area with a new village form, integrated and linked with existing social and recreational infrastructure.
OS 1-2	Self sustaining resort development: To establish the existing Killerig golf course, associated developments and lands as an alone standing independent self sustaining resort development, reliant on the internal provision of services to sustain the development and residents e.g. internal road network, recreation, sewage etc.
OS 1-3	Restrict Access onto the R418 and R726: To limit access onto the Castledermot-Tullow road (R418) and Hacketstown-Carlow road(R726) in order to utilise these routes as village bypasses, increase safety along these roads in the village area and to stimulate future development within both the newly established village area and the resort area.

OS 1-4	Infill development and alternative to one-off houses To encourage infill development within the village development boundaries, located in proximity to services thus creating sustainable developments and also to provide for developments at low densities as an alternative to one-off houses in the countryside.
OS 1-5	Natural Amenities To protect and enhance the rural and natural amenities surrounding the village, while further enhancing the exiting recreational facilities.
OS 1-6	A sense of place and Archaeological Heritage To protect and enhance the archaeological heritage and the historic sense of place that it represents, while promoting the physical expression of this historic sense of place in new developments.
OS 1-7	Bulk infrastructure: To promote the establishment of a consolidated and centralized wastewater treatment network and plant through direct private investment or public/private partnership.

Section 2

Landuse , Urban Character & Natural Heritage

2.1 Land Use:

A land use survey of Grange/Killerig settlement was undertaken in the course of developing the village plan. At present land use can be divided into:

- i.) A small cluster of development at the Killerig cross e.g. public houses, two residences, and transport business.
- ii.) The Killerig Golf course, clubhouse and associated holiday homes,
- iii.) An alone standing G.A.A. clubhouse and pitch.
- iv.) The Church, School, graveyard and adjacent residential development
- v.) And a few one-off houses in the area.

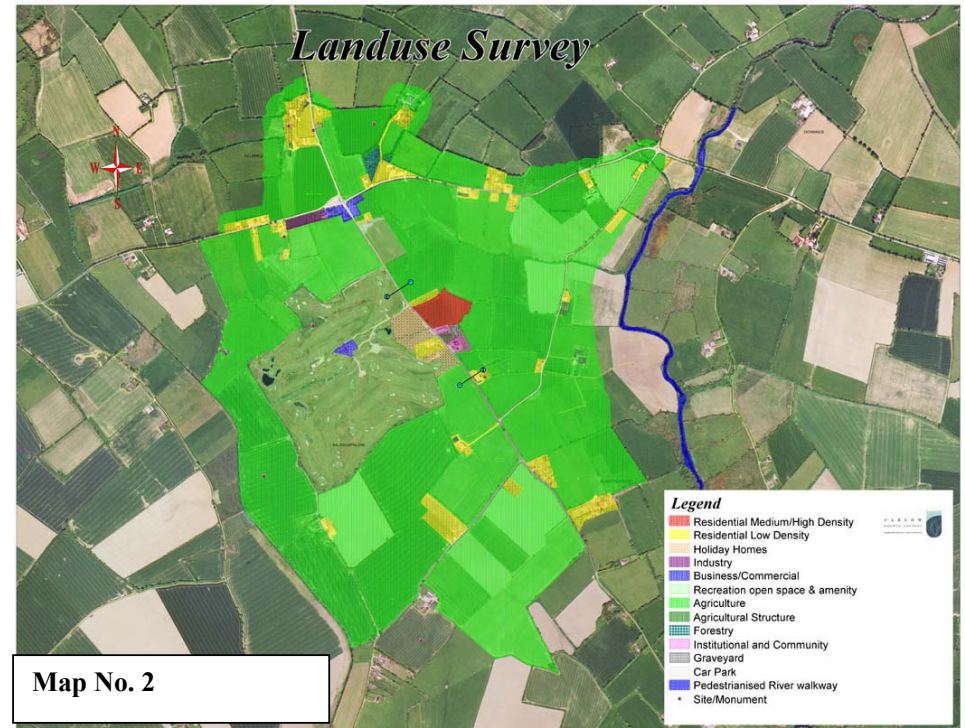
Overall the settlement area is undefined, scattered and contains a small population. The settlement at present cannot be considered to be a village as there is no consistent built fabric or urban form, no internal public road network, no sewage plant and no village amenity area. The settlement's main function currently is to provide access to high quality social and recreational infrastructure for communities in the wider region. Starting construction in 2004 were new residential and holiday home estates, which has begun to establish formalised residential and tourism land uses within the settlement. Business uses are limited to the existing pub and transport business at Killerig cross.

2.1.1 Access to Social and Recreational Infrastructure:

The high degree of road access to the Grange/Killerig settlement lies at the core of the main function of the settlement which is to provide access to Social and Recreational infrastructure to a wider county area, In this regard there is a well-established church, Primary School, G.A.A. Club and Golf Course and Club. Historically these activities did not exist to serve a locally based population principally or exclusively and it is only now that this is starting to change through the above-mentioned new developments.

2.1.2 Settlement Pattern:

The settlement pattern can be described as three small loose standing clusters. A small cluster of development at Killerig cross associated with the cross roads and traffic movement, a cluster surrounding the school and church and a cluster of new development associated with the golf course.*



A scattering of one off houses can be seen along the approach roads to the area.

2.1.3 Vacant sites:

A couple of vacant buildings exist in the area e.g. the old post office and a derelict house opposite the Killerig golf course

2.2 Village Character on approach:

The Grange/Killerig settlement has mainly a rural character, which is evident from the approach roads e.g.

- Approaching from the north on the Castledermot road one travels through a typical rural countryside area, along a long straight road at Killerig cross the corner development becomes visible on a slightly raised area. Further on, an isolated church steeple can be seen. On both sides of the road new dwellings are currently being constructed.
- From the south on the Tullow road little or no evidence of the settlement can be seen while travelling through typical rural countryside. Only at the last minute the church become visible.
- From the east and west the approach leads up to the Killerig cross and the pub on the corner.

The village approach road presents almost no sense of arrival and substantiates the conclusion that no distinguishable urban form exists. Very little difference can be seen from the typical rural countryside to distinguish the existing settlement.

2.3 Topography:

The topography in the area can be described as undulating or gently rolling countryside. The area generally consists of flat and open countryside. Killerig cross is located on the highest point in a generally flat area. The Grange cluster is located at a lower point down a gradual slope to the south. The area further drains to the west and to the east towards the Slaney River.

2.4 Hard edge Concept (promoting a building line):

In order to establish a consistent village character and sense of place it would be important to establish a strong building line on key frontage sites. *

2.5 Natural Amenity

The Grange/Killerig area's natural amenity is not distinctive in character and consists mainly of open fields and hedgerows. The most significant amenity in the area is the River Slaney and river basin to the east, which are designated as a Natural Heritage Area (NHA). Significant long distance amenity views exists looking to the east over lower lying countryside of County Carlow

2.6 Hedgerow /Vegetation Boundaries:

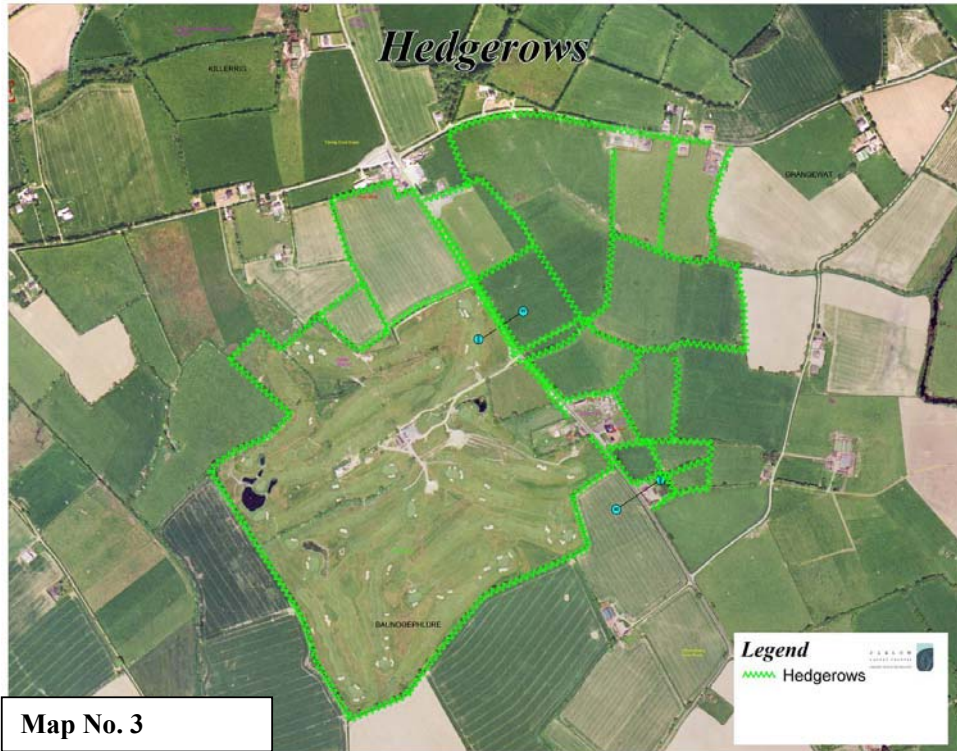
A key element of the rural character of the settlement is the presence of hedgerow boundaries in the surrounding fields. These should be retained and where housing development is proposed should be retained with development being located within the existing hedgerow patterns, using them as features and shelterbelts. The retention of the hedgerow patterns are important in order to maintain the rural character of the existing settlement and village urban area.

2.7 Assessment of the Likely Significant Effects of Implementing the Plan:

This element of the plan has been prepared having regard to the provisions of Section 19(4)(a) of the *Planning and Development Act 2000*, S.I. No. 93 of 1999, the EPA Guidelines on Environmental Impact Assessment and EU Council Directive (96) 511 + (99) 73.

It identifies the manner in which the potential environmental impact of the development choices identified in this plan have been considered in the interests of achieving a balance between location, volume and mix of land uses, the development needs of the study area and the potential environmental impacts are taken into account in policy objectives all through the plan.

The overall impact of policies and the range and mix of land uses proposed are intended to allow for a sustainable and balanced approach and takes into account the likely impact on humans, flora, fauna, soils, water, air, landscape, material assets, cultural heritage and traffic –these are reflected in the proposed zonings and policies which also provides for natural amenities, open spaces and environmental protection within the village area.*



Map No. 3

Objectives		Land Use, Urban Character & Natural Heritage
No.		
	It is an objective of the Council	
LUNH 2-1	Hedgerows: To promote the retention of hedgerows as the traditional boundaries as a characteristic of the village. They should be incorporated in future development proposals.	

Section 3 | Transportation, Infrastructure and Community

3.1 Bulk Services:

The study area has very limited service capacity and over time these services should be built up to an acceptable level. Public water mains and electricity are available. However no public wastewater treatment facility exists and the existing developments are all serviced by private septic tanks or propriety treatment facilities. In the long term the use of such facilities will be unsustainable therefore when a sewage plant become available in future, existing developments should be encouraged to connect to the same.

3.2 Roads:

The study area is highly accessible through external distributor roads, however these roads do not adhere to the hierarchical standard required within a village settlement. Excessive speeds on these regional roads do not make them acceptable for internal access in a village environment. The regional function that the Castledermot-Tullow road and to a lesser extent the Hacketstown road, full fills should be re-enforced through the classification of these route as the existing and future by-passes of the Grange/Killerig village. Internal access into the proposed village area is to be provided leading from the external regional routes, through new internal distributor roads. In order to establish a sustainable village form it is proposed to turn the village area towards lands east of the Castledermot-Tullow road and south of the Hacketstown road, thus creating new internal road access and a new focal point for the establishment of the future village form and area.

3.3 Sewage/Waste water

Water services are present in the village at adequate levels to sustain current and future development as the area is serviced by public water mains. There is currently no public wastewater facility or plant in the village and this places a significant restriction on future developments. Existing development depends on private septic tanks and propriety treatment system All future developments will be assessed having regard to the availability of sustainable services. *

The continued provisions of private wastewater facilities are inefficient and unsustainable in a village environment. Private developments in the area have led to an existing scenario of a high density of septic tanks and propriety treatment systems in the area, a continuation of this trend can not be supported any further and a consolidated sewage treatment plant for the village should be developed.

All future development proposals will have to include viable proposals to resolve the issue of developing a centralised and consolidated Village Waste Water treatment plant that can service the village as a whole as well as specific development.

3.4 Social and Recreational Infrastructure:

The Grange/Killerig area at present does have significant existing social and recreation infrastructure or facilities, which consists of the GAA club and pitch; the church and grave yard; school and hall; and the Killerig golf course and club facilities. These facilities are however isolated and loose standing and at present do not form part of an overall village structure or form.

There is a need to consolidate these facilities, with the exception of the Killerig golf course, into the new proposed village form. In order to achieve this new village form internal road accesses should be developed together with pedestrian footpaths and links focussed away from the Castledermot-Tullow road and instead being services from the proposed internal distributor road and through future developments in the area.*



Objectives		Transportation, Infrastructure & Community
No.		
	It is an objective of the Council	
TIC 3-1	Restrict Access on to Regional roads: To support the restriction of access relating to developments , within the village area, onto the regional Castledermot-Tullow(R418)and Hacketstown-Carlow(R726) roads and redirecting such proposed accesses to be provided only from the proposed internal distributor roads within the village area.	
TIC 3-2	Public Waste Water Treatment Plant: All future developments shall be expected, as part of the their development proposals to submit viable development proposals, infrastructure provision and /or financial contributions towards the establishment of a centralised and consolidated waste water treatment plant and network.	
TIC 3-3	Internal Road Access: All future development shall be subject to the provision of adequate and sufficient road access to proposed developments while contributing towards the development of the proposed internal distributor roads.	
TIC 3-4	Social & Recreational Services: To promote the integration and consolidation of the existing social and recreational services into the new proposed village form and structure, partially facilitated through the proposed internal distributor road and through future developments.	

Section 4 Urban Design, Heritage & Opportunity Sites

4.1 Opportunities Sites & Development Guidelines:

4.1.1 Opportunity site No. 1

The proposed town park and urban mixed use zoned area forms part of this site supported by medium density residential to the north and low density residential to the east. The site is located along the new internal access road and in proximity to the existing church and school area as well as the newly developed residential estate adjacent to the church. This development will form the future village centre and focal point of the new village and the surrounding medium and low-density residential sectors will support the consolidation of the population and settlement pattern of the village. Vitally the portion of land zoned for a "Public Utility" provides the opportunity to develop the essential sewage infrastructure e.g. Village Waste Water Treatment plant which will accommodate the specific development but also the village as a whole, without which no large-scale development can be, take place.

Development Guidelines:

- All development proposals shall be dependant and deemed non-sustainable without the development of a consolidated Village Waste Water treatment plant.
- A mix of business activities forming a streetscape and local shopping centre with elevations over looking the proposed Village Park.
- Access to the business activities shall be accommodated through the proposed internal relief road, the development of this road will be crucial to the development of business and residential development on the site.
- Parking provision should be provided through well landscaped parking bays providing access to the business activities and the town park recreational amenities.
- Architectural design and character should be sensitive to the history of the area and be of a significant quality as to set a precedent and norm for the future character and architectural design of the village. The central location on undeveloped lands presents the opportunity for the location of community facilities and activities that could be combined with some commercial uses and with residential. In order to ensure that a mix of uses is developed in the urban mixed-use zone, residential development is limited to 40% of the site area.

4.1.2 Opportunity site No. 2

This site is formed by the existing Killerig Golf course and is proposed for a self-sustainable resort development. The resort development has substantial potential to be developed as an integrated high quality recreational facility supported by tourism and leisure related activities, commercial hotel, holiday homes and related residential development.*

Development Guidelines:

- The development of a leisure and tourism related hotel has the potential to diversify economic activities in the rural area and generate employment opportunities for the local population.
- The Resort is proposed to be self sustaining and reliant on internal provision of the necessary infrastructure e.g. sewage, roads, recreation etc.
- Architectural design should be of an organic nature and should relate to the rural environment through both layout and design.
- Primary access to the resort and related development should be limited to the main entrance providing access to an internal road network, thus improving safety along the Castledermot road and the overall sustainability of the resort development as a whole.
- Two adjacent sites on the north and south boundaries of the golf course provide the opportunity for future expansion of the resort through the integration of the sites with the existing Killerig golf course. Access to these sites should be provided through the reservation of accesses directly into the resort development.

4.1.3 Opportunity site No. 3

This opportunity site consists of two existing agricultural fields now proposed for low and medium density residential development given access by the proposed internal distributor road.

Development Guidelines:

- These developments potentially could provide for the initial development of the proposed internal distributor road.
- As the northern entrance to the village an appropriate entrance feature and amenity should be provided through hard and soft landscaping.
- Future architectural design should be focussed on setting a trend for the character and architectural design of the village.

4.1.4 Opportunity site No. 4

The site consists of the two southern corner sites of the Killerig Cross currently with and existing pub and an existing transport business located on the sites.

Development Guidelines:

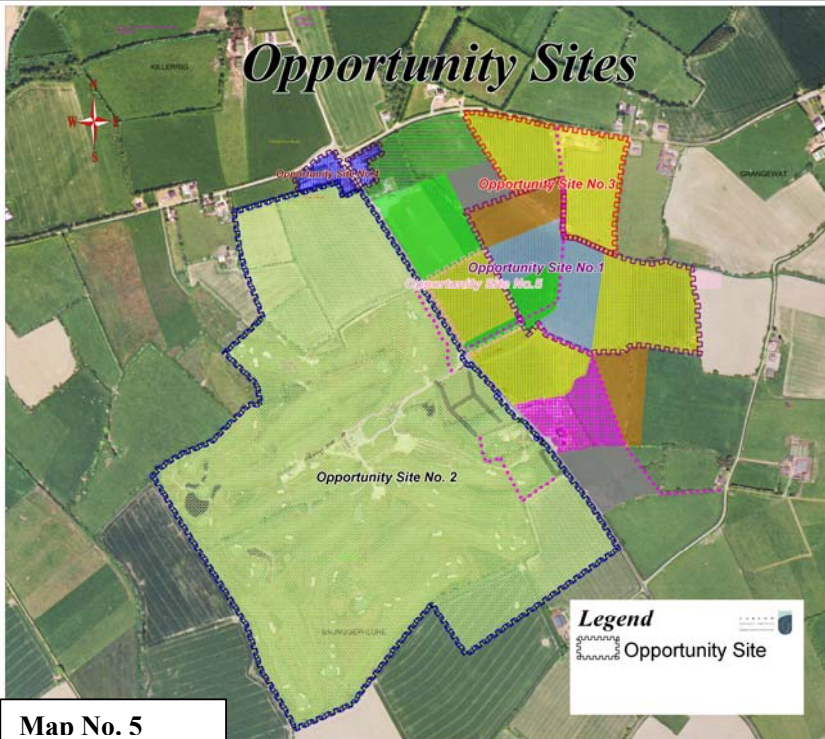
- Development of transport related uses and activities, which needs a high degree of accessibility from the road.
- The development of high quality motor sales with an under roof and enclosed car show rooms.
- Potential for a one stop filling station and related convenience store are considered to be appropriate at this location. In this regard adequate parking provision and safe access onto the Castledermot road will be crucial to the developments.*

4.1.5 Opportunity site No. 5

The site consists of the open agricultural field adjacent to the north of the proposed internal distributor road providing access into the village from the Castledermot road. The local area plan indicates the site to be zoned for low-density residential development and open space linked with the proposed village green.

Development Guidelines:

- The site should be developed for low-density residential development with access from the proposed internal distributor road.
- The open space next to the proposed internal distributor road should provide a pedestrian and amenity link with the proposed village green.
- As the eastern and main entrance to the village an appropriate entrance feature and amenity should be provided through hard and soft landscaping.
- Future architectural design should be focussed on setting a trend for the character and architectural design of the village. *



Map No. 5

Objectives	Urban Design, Heritage & Opportunity Sites
No.	It is an objective of the Council
UHO 4-1	Entrances and Gateways to Village To promote the development of defined entrances to Grange/Killerig village, and could strengthen the sense of arrival when entering the village.
UHO 4-2	Screening & Woodland Character To screen future village developments from the surrounding countryside through provision of adequate landscaping, hedgerows and maintaining the rural character of the village.
UHO 4-3	Architecture and Archaeological heritage features: The rich heritage of archaeology in the area should be protected, integrated as accessible tourist sites where appropriate and reflected in character and history on future developments as to strengthen and re-establish the existing sense of place in the modern era.
UHO 4-4	Architectural design of the Resort Development: The design reflected in the resort development shall be of a vernacular style strongly linked to the natural rural character of the area with reference to the historic context and character of the area e.g: i) Tourism and leisure hotel should have an organic design and layout with an exterior finish including traditional materials i.e. stone, woods etc. ii) Residential development should interact and focus on the golf course development and should reflect a rural and “green” character e.g. design and landscaping.
UHO 4-5	Village Character: To promote the development of a unique Grange/Killerig Village character that is sensitive towards the pre-historic and historic setting of the village and strives towards establishing a unique character for this village through design, layout and exterior finish.

Section 5 Zoning and Development

5.1 Land Use Zoning:

The zoning of land provides a framework for achieving planned co-ordinated and orderly redevelopment of the study area.

5.2 Future Development:

The additional land zoned for residential development has the potential to increase the population over a number of years to a proximately 400 people depending on the uptake of available land and the development of needed services e.g. public sewage treatment plant, roads etc.

A mix of medium density residential and low density residential zonings are provided at appropriate locations. The areas zoned for low density are intended to provide for the demand for detached one-off house development in a rural environment. In this regard it is considered that a portion of such development areas should be developed as serviced sites so as to allow potential homeowners to develop houses customised to their individual needs and also to provide a viable alternative to one off-houses in the countryside.*

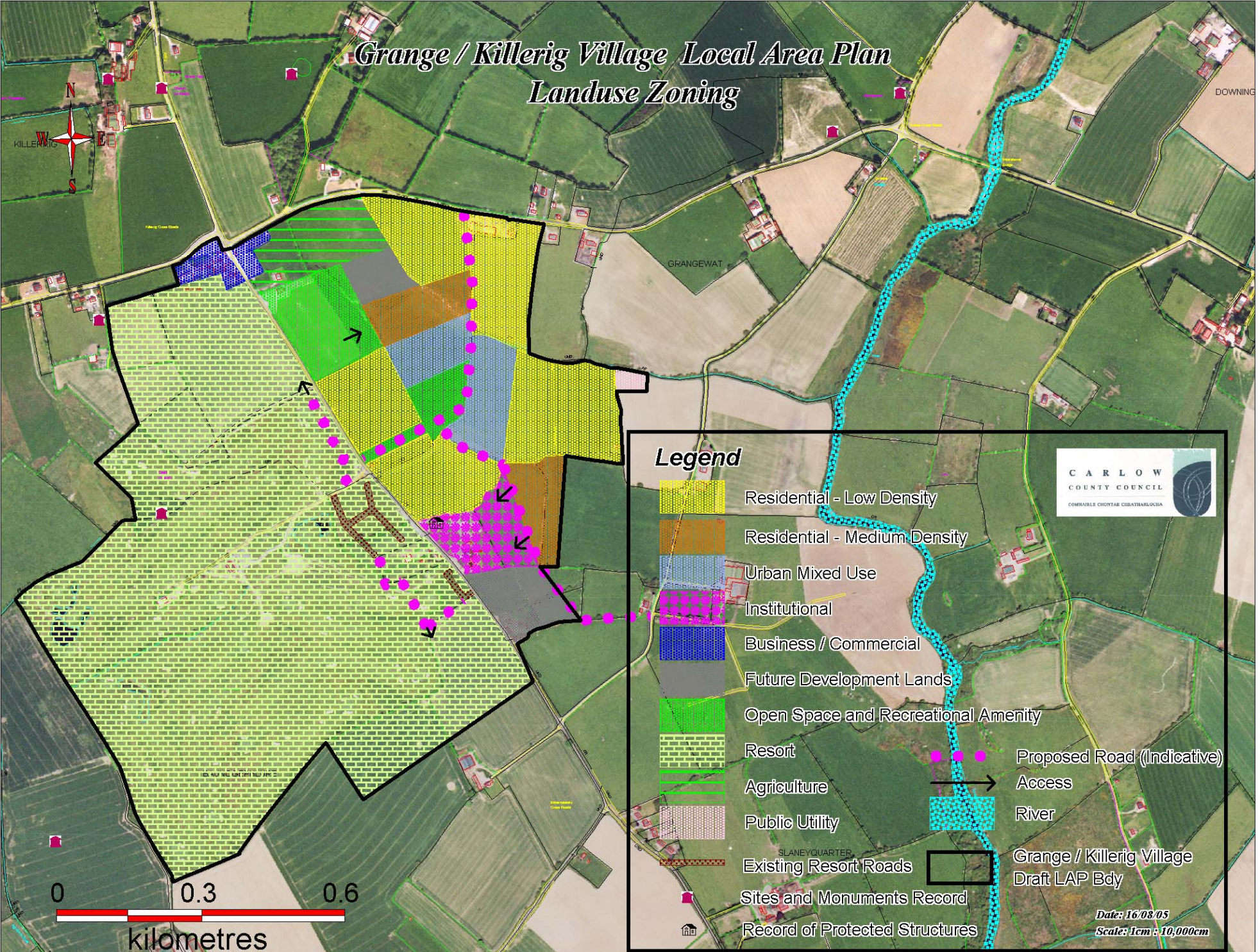
Objectives		Zoning and Development
No.		
		It is an objective of the Council
ZD 5-1		Physical Infrastructure: To have a bias towards considering development proposals premature to the provision of adequate and sustainable physical infrastructure e.g. internal distributor roads and water treatment plant.
ZD 5-2		Social & Recreational Infrastructure: To consider the extent and availability of social and recreational infrastructure an important considerations in the planning and decision making process.
ZD 5-3		Provision of Social and Recreational Infrastructure To support the provision of social and recreational services at appropriate locations, either through special contributions or through direct private investment or public/private partnership investment e.g. sports fields, town park, river walkway, play areas, demesne gardens, community hall, social services etc.
ZD 5-4		Sequential Development To uphold sequential development and the development of infill sites within the village boundary in accordance with proper planning and development.
ZD 5-5		Part V –Social housing The provisions of Part V of the Planning and Development Act 2000 as amended and the council’s housing development strategy shall apply to housing on land zoned under this plan for residential uses or a mixture of residential or other uses.

5.3 Zoning Definition and Zoning objectives

ZONE	OBJECTIVE
Low-density Residential:	To protect and provide for residential development and amenity at a gross density of not greater than 12 Unit/Ha.
Normally permitted	Housing, Bed & Breakfast, Community Facility, Crèche, cultural or recreational facility, educational facility, guesthouse, health facility, open space, sports facility.
Open for consideration	Advertisements
Medium Residential	To protect improve and provide for residential development and amenity between 12 –25 Units/Ha
Normally permitted	Housing, Bed & Breakfast, Car Park, Community Facility, Crèche, cultural or recreational facility, guesthouse, health facility, open space, place of public worship, sports facility.
Open for Consideration	Advertisements
Urban Mixed Use	To protect and provide for urban mixed uses of activities including social, business, institutional, office and residential development.
Normally permitted	Open space, public services installations, educational /schools, place of public worship, residential institutions, medical & related consultants, health centre/clinics, community halls, recreational buildings, sports clubs, clubs (private), cultural and associated uses, restaurants, theatres, offices, residential (medium densities)
Open for Consideration	Residential institutions, nursing homes, guesthouses, hotels, warehousing/storage depots, take away fast foods.
Business	To protect and provide for business development.
Normally permitted	Private garage, guest houses, petrol filling station,
Open for Consideration	Motor outlets, recreational buildings, public house, tourism development
Open Space & recreational amenity	To preserve and provide for open space and recreational amenities.
Normally permitted	Community facilities, cultural and recreational facility, open space, public service installations, sport facilities
Open for Consideration	Car park cemetery, golf course and club house, restaurant (excluding hot food take away)

ZONE	OBJECTIVE
Public Utility	To preserve and provide for infrastructure to service the future expansion of the village.
Normally permitted	Waste Water Plant, Water plant, pumping station, electrical pylons, electrical substations
Open for Consideration	Antennae, depot
Passive Amenity	To preserve and provide for soft landscaped open space and recreational amenities
Normally permitted	Hard and soft landscaping, landscape feature, statue, monument, Public park
Open for Consideration	Recreational uses, restaurant (excluding hot food take away), Signage, pedestrian walkway
Agriculture	To protect ad provide for the development of agriculture.
Normally permitted	Agricultural buildings for housing of cattle, sheep, goats, donkeys, horses, deer, rabbits, pigs, mink or poultry and any ancillary provisions for effluent storage, provision for store, Barn or shed. Horticultural enterprise, mushroom production, equestrian activity, office/building ancillary to above uses.
Open for Consideration	Abattoir
Future Development Lands	To reserve lands for the future expansion of the village within the village development boundary.
Resort	To provide leisure and recreational facilities and associated infrastructure as part of an overall integrated complex.
Normally permitted	Resort Facility, Cultural and Recreational Facility, Sports Facility, Golf Course and club Houses, Restaurant, Hotel and Leisure, car and Health Facility.
Open for Consideration	Public House, Open Space, Crèche, Bed & Breakfast, Retail(convenience store) Ancillary Residential/Commercial

Grange / Killerig Village Local Area Plan Landuse Zoning



Legend

- Residential - Low Density
- Residential - Medium Density
- Urban Mixed Use
- Institutional
- Business / Commercial
- Future Development Lands
- Open Space and Recreational Amenity
- Resort
- Agriculture
- Public Utility
- Existing Resort Roads
- Sites and Monuments Record
- Record of Protected Structures
- Proposed Road (Indicative) Access
- River
- Grange / Killerig Village Draft LAP Bdy

Date: 16/03/05
Scale: 1cm : 10,000cm

