

CARLOW
COUNTY COUNCIL
COMHAIRLE CHONTAE CHEATHARLOCHA



BALLON

Local Area Plan



2007

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INTRODUCTION

Carlow County Council may prepare a Local Area Plan in respect of any area which requires economic, physical and social renewal. The Planning and Development Act 2000 requires that a Local Area Plan shall be consistent with the objectives of the County development plan and shall consist of a written statement and a plan or plans indicating the objectives in such detail as may be determined by the planning authority for the proper planning and sustainable development of the area to which it applies, including detail on community facilities and amenities and on standards for the design of developments and structures.

This Local Area Plan outlines the actions that will most effectively facilitate achievement of the social, economic, cultural and environmental objectives arising from public consultation and the expressed views of the Elected Members of Carlow County Council. The Local Area Plan will promote the proper planning and sustainable development of Ballon for the period up to 2013 and will have regard to any Regional Planning Guidelines made for the South East Region.

SECTION ONE

BACKGROUND

Ballon Village, an important historic settlement is located in the southeast of County Carlow. The village is strategically located on the national road network (N80) and is only 11 kilometres from Carlow Town. The town of Ballon is located 6 kilometres from the proposed interchange of the N9 and N80 at Rathcrogue. The amenity visual appearance and general attractiveness of Ballon has grown in recent years, due to an immense reservoir of local civic pride and community effort. Ballon is an important urban settlement in County Carlow with a current population of approximately 650 (Census 2006)

Ballon has key heritage site in Ballon Hill and Ballykealy Manor. Ballon Hill, a prominent hill (circa 131m) situated within the renowned historic landscape of south Carlow, is an important archaeological site deemed to be of '*national significance*'. Ballon Village was originally part of the (former) 300 acre estate of Ballykealey, seat of the Lecky Family from 1649, when Cromwell granted lands at Ballykealey along with lands at Kilnock, Carlow. The estate remained in the family until 1953, when the estate was sold to the Land Commission. The present house, known to locals as 'Ballykealey Manor', and described by the Mark Bence-Jones "as a somewhat stylised Tudor-Gothic structure", was built around 1830 for John James Lecky to the design of Thomas A. Cobden.

It is noted that the people of Ballon have successfully put in place Ballon Community Centre, the best integrated project of its type in County Carlow incorporating a wide range of social, cultural, educational and care services.

Ballon Improvement Group has undertaken a number of successful projects with support from a wide range of partners. Heritage Week 2005, Village Litter Campaign, Carlow's Pride of Place, School Sponsorship, Four flower beds at speed limit signs, Granite wall and flower bed at telephone exchange, Stone seat and flower bed next to school, 30 hanging baskets and planters in village, school, church, bridge, and grotto, Grotto repairs, Water pump repairs, New road surface throughout the village, new parking layout, new pavements, road drainage and signage, New street lighting, water and sewage upgrade.

This Plan will endeavour to provide a framework, which will facilitate ongoing development of residential, commercial, industrial and recreational facilities.

SECTION TWO

PUBLIC CONSULTATION/ISSUES

Under the provisions of the PLANNING & DEVELOPMENT ACT 2000, a Planning Authority may at any time prepare a local area plan in respect of any particular area within its functional area. A Planning Authority shall take whatever steps it considers necessary to consult the public before preparing a local area plan. Carlow County Council has consulted with local groups and business interests by way of submission, public meeting and local workshop in relation to the above plan. The following is a summary of matters arising from this process:

<ul style="list-style-type: none">▪ Sewerage Capacity▪ Playgrounds, Green Areas & Amenity▪ Urgent need for Bypass/ Relief Road▪ Crèche▪ “Drop in” Centre▪ Traffic Lights, Footpaths, public lighting▪ Pharmacy▪ Stage for Community Centre▪ Large Green Areas▪ Heritage, Conservation of Church▪ School Capacity, Parking▪ Appearance of Village▪ Improvements to Community Centre	<ul style="list-style-type: none">▪ Water Supply Capacity▪ Land Offer for Community uses▪ Cemetery Capacity▪ Mixed Use & Industrial Development.▪ Consolidation of Town Centre▪ National Road interchange opportunities▪ Infill development▪ Varying density of Housing Needed▪ Village Park (Ballykealy)▪ Facilities for elderly▪ Bus Service▪ Consult Ballon Improvement Group
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SECTION THREE

STRATEGIC FRAMEWORK

Strategic Framework

Ballon has a range of strategic roles. At a local level the town and its environs have the potential to meet the development needs of the area, providing for residential, commercial and recreational needs. At a county level the development of key uses within the town will reinforce the development of Ballon as a significant settlement in the South East, provide for identified development pressures such as housing demand and promote the town as a development node. At a regional level the development and expansion of the town will promote the overall development of the County Carlow.

Ballon is an important urban settlement in County Carlow with a current population of approximately 650 (Census 2006). There are a limited number of established industries and business in the area. The town is served by a primary school, by nearby secondary schools and avails of third level educational facilities at nearby Carlow town. Located on the N80 the town is central to a thriving agricultural hinterland. Ballon has not yet benefited significantly from the overall expansion of economic activity at Carlow or indeed the South East region.

Ballon is very well located in relation to the road network in the region. Local infrastructure, townscape and community effort have improved the attractiveness of the town as a commercial growth centre and as a residential settlement. Imminent housing development presents a stern challenge to provide adequate community, amenity and recreational facilities.

The amenity visual appearance and general attractiveness of Ballon has grown in recent years, due to an immense reservoir of local civic pride and community effort. This plan will endeavour to provide a framework, which will facilitate ongoing development of residential, commercial, industrial and recreational facilities. Ballon will fulfil its role as a key settlement within County Carlow and the South East Region as a whole.

SECTION FOUR

DEVELOPMENT STRATEGY

4.1` Development Strategy

The Proposed Local Area Plan will provide for the proper planning and sustainable development of Ballon for the period 2007-2013 while also promoting the aims of national policy and objectives.

The plan sets out lands that will be suitable for possible development during the plan period. The approach is based on the need to identify the entire development area and zone lands for development in those areas while:-

1. Zoning lands for development purposes that will provide for a range and mix of uses and set out urban design and development control objectives for their development,
2. Zone individual sites for a range of residential, industrial and community purposes where appropriate
3. Identify infrastructure works of local and regional benefit.

This approach is the most effective mechanism to allow for the development of Ballon in a controlled manner that will maximize the potential of town centre and environs development.

4.2 Identifying Development Lands

The recommended development lands have been identified having regard to the need to promote a compact urban form with easy access by foot to public services, transport, community and recreational facilities.

The Local Area Plan development strategy is illustrated in the attached plan. The Plans consideration has taken into account of the submissions received and takes cognisance of recent excellent Plans prepared by the local community. The plan illustrates the proposed zones for a range of land uses that should be developed in line with guidance contained in this document and consistent with the standards of the County Development Plan.

The proposed plan will be known officially as the Ballon Local Area Plan 2007. It is intended that the majority of this Plan's objectives are, where feasible, to be implemented within 6 years from the date of it's adoption by the Council.

SECTION FIVE

POPULATION PROFILE

5.1 Population

The published data from the 2006 Census is used to confirm the population total for the Local Plan area. The figure for Ballon urban area is 650 persons. This figure represents an increase of 40% in population since 2002 census. This is substantial growth rate which will probably reach 1000 persons during the Plan period.

The people of Ballon work mainly in Carlow, Tullow, Muinebheag and recently at further distant locations. This Plan seeks to create employment and recreational facilities at Ballon.

SECTION SIX

RESIDUAL LANDS ANALYSIS & FUTURE LAND REQUIREMENT

The identification of developed and undeveloped lands within the local area plan has been carried out. From this, lands can be classified into distinct categories;

- **Residential Lands**

There are almost 60 hectares of serviced lands within the town at present. These lands are either developed or have current planning permission with the exception of 37 hectares approx. The town centre has very limited capacity for future residential development.

- **Mixed Use Lands**

The land used for mixed use purposes in Ballon amount to 10 hectares approx. The advent of the N9 interchange, proximity to Carlow Town to Rosslare Port gives Ballon a unique advantage in terms of promoting mixed use/industrial development. The Bunclody Road and Carlow Road exits from the town are particularly suited.

- **Commercial/Town Centre Lands**

There are 2 hectares approx. of commercial/town centre activity. The cohesiveness of this activity has been strengthened by local enterprise and considerable community based amenity work.

- **Recreation/Amenity Lands**

The amenity of Ballon town and its ornate road approaches will be preserved for amenity purposes during the Plan period. Ballon features several unique, well developed local amenity features which will be preserved and supported during the Plan period. There is a notable lack of open space for recreational purposes. The proposed Plan includes areas for recreational purposes adjacent to the town centre and existing community development. New playing pitches are required. The amenity value of Ballon hill and Ballykealy Manor are notable.

6.1 Issues

Lands within the Plan area have the potential to be developed and served by the existing services and proposed extensions to infrastructure. These lands can be developed for a range of uses including residential, commercial, mixed use and amenity lands. The following specific issues arose during public consultation:

- Need for serviced sites
- Requirement for mix of housing types
- Creation of parkland areas
- Provision of Business Park / Industrial Zoning
- Development of town centre and associated access.

6.2 Policy Response

It is the policy of the Council to identify development lands within the Ballon town environs area to meet potential development requirements relating to the above issues. It is the Council's policy to insure that adequate amenity and recreational facilities are provided in conjunction with the increased settlement population. The provisions of low density residential developments at the perimeter of existing development will best respond to the nature of future varying housing need.

6.3 Specific Objectives

- Zone lands currently developed for their relevant existing use.
- Provide lands (25 hectares approx.) for low density residential development, only.
- Designate lands (12 hectares approx.) for mixed use development.
- Designate lands for institutional use adjacent to town centre.
- Designate lands for recreation/amenity (9 hectares approx) including the visual amenity of Ballon Hill.
- Zone properties at town centre for that activity.
- Serviced, sites, available for sale to approved individuals only on lands zoned for low density residential at South West extremity of Plan.
- An area of 0.61 hectares to be given for Community and Education use prior to consideration of any development on lands zoned for Residential adjacent to the graveyard.

SECTION SEVEN

URBAN FORM, STRUCTURE & RESIDENTIAL DEVELOPMENT

The growing town of Ballon has been based on the *Sraid Bhaile* (street-town) concept. Located on the N80 route from Rosslare to Carlow Town and the Midlands, Ballon has been a local market town with a now increasing residential population. The town centre's development potential for vital growth is limited by the presence of a high level traffic.

7.1 Issues

1. The recently issued Residential Density – Guidelines for Planning Authorities (Department of the Environment and Local Government, Sept 1999) state that outer suburban/ 'Greenfield' sites may be defined as "open lands" on the periphery of cities or town whose development will require the provision of new infrastructure, roads sewers and ancillary social and commercial facilities, schools, shops, employment and community facilities.
2. The development of higher densities may not be appropriate in all areas. Areas have been identified as appropriate locations for the provision of higher density developments these include:
 - a) Infill sites and other undeveloped (zoned and serviceable lands)
 - b) Transport Routes/Access Nodes.
3. The development of higher densities will not be appropriate in all areas. Areas have been identified for lower density development at the perimeter of existing development areas – in accordance with Guidelines for Planning Authority (Department of the Environment and Local Government, Sept 1999).
4. National Spatial Strategy/Regional Planning guidelines.
5. Need for development lands for mixed uses and industrial purposes.
6. Requirement of amenity and recreational facilities.
7. Dereliction.
8. Need for well designed houses with private affordable and social mix.

7.2 Policy Response

It is the policy of the Council to:

1. Encourage the development of limited mixed-use areas so as to provide opportunities for employment generating activities in proximity to residential areas that do not interfere with residential amenity.
2. Require high standards of design and layout from all developments so as to ensure the creation and development of an attractive residential and employment environment. High standards of landscaping and amenity areas will also be required in order to promote the development of a sustainable environment capable of serving local needs.
3. Designate lands for amenity purposes
4. Identify areas suitable for industrial and mixed use development.
5. It is the policy of the Council, as required under Section 95 of the Planning and Development Act 2000, that 20 per cent of land zoned for residential use, or for a mixture of residential and other uses, shall be reserved for the provision of housing for the purposes of either or both:
 - (i) Housing for persons referred to in Section 9(2) of the Housing Act, 1988
 - (ii) Affordable housing (as defined at Section 93 of the Planning Act, 2000)

Where developments solely provide for the accommodation of special needs groups, the elderly or students there may be no requirement for the provision of land for social and affordable housing.

Conditions attached to planning permissions for residential development to which the 20% social and affordable housing quota applies, will require applicants to enter into an agreement with the relevant planning authority. Such agreements will provide options for site transfers as set out in the legislation.

In determining the number of social and affordable units to be provided and a description of the proposed units, the Council's will have full regard to:

- (a) The policies contained in the County Development Plan and any relevant Local Actions Plans,
- (b) The need to ensure the overall coherence of the development,
- (c) The views of the developer with regard to the impact of the agreement of the proposed development,
- (d) The need for social integration.

The accommodation needs of the travelling community have been specifically dealt with through the preparation and implementation of the Travelling Accommodation Programme. The Council will continue to implement and monitor the operation of this programme and will meet their obligations regarding the provision of adequate and suitable accommodation for the Travelling community through consultation with Travellers and the general public.

6. It is the Council's policy to promote the protection of trees of amenity value, where they contribute to the character of the area and are likely to be removed as part of any development.

7.3 Specific Objectives

It is the objective of the Council to:

1. Require the development of zoned lands for the uses identified in the attached land use zoning map and all per the uses. Permitted in Principal and Open for Consideration.
2. New development shall incorporate the existing natural features and particularly those natural features such as mature stands of trees, hedgerows, established walls and boundary treatments. The preservation of these features, many of which represent long established boundaries in the plan area will be sought by the Planning Authority. These represent features of importance in encouraging the sustainable development of emerging urban areas set out above. Where necessary the retention and replacement of these features will be required as a condition of planning permission in order to ensure the retention and improvement of the areas character.
3. Within new housing estates, pedestrian and vehicular movements should be convenient, safe and pleasant. In addition, estates should be so designed to ensure that the opportunities for crime and vandalism are reduced to the greatest possible extent.
4. In recognition of the role that roads have in children's play, all efforts should be made to eliminate through-traffic from new housing schemes and long straight roads should be avoided. Where such long straight roads are unavoidable, traffic-calming methods will be provided. Housing layouts consisting of short cul-de-sacs with good provision for pedestrian safety are preferred.
5. Shared surfaces in residential areas (i.e. the provision of areas shared by vehicles and pedestrians where footpaths are not provided) will only be acceptable where vehicle speeds are at or near walking pace due to design features such as curves, ramps, pinch points or other design features.
6. In residential developments parking provision shall be provided off the carriageway, principally within the house curtilage for residents and in grouped parking areas for visitors. In cul-de-sacs, the turning circle shall be adequate to provide for visitor parking and also to permit public service vehicles to turn.
7. The standard applicable to public open space in residential developments is as follows:
 - Generally, a minimum of 10% of total site area
 - The Public Open Space requirements specified by the *Guidelines for Planning Authorities on Residential Development* will apply to all residential developments.
 - The Private Open Space requirements specified by the *Guidelines for Planning on Residential Development* will apply to all residential developments.
8. Generally, new developments may not be carried out in front of an existing building line or sited where it would conflict with a building line as established or determined by the planning authority.
9. Proposals for mixed-use developments on large sites of 10 hectares or more within the plan area should provide a master plan detailing the development proposed, urban design concept layout,

design details such as landscaping and boundary treatments to ensure that the character of any development is consistent with the established built environment, is of high quality and can be incorporated into the surrounding topography and environment. Where such developments provide for residential development the application of design approach utilised in the Department of the Environment Transportation and the Regions (UK) document Places Streets and Movement (1998) should be considered by all applicants in developing high quality developments. Development on these sites must:

- Make a positive contribution to its locality and take best advantage of its location by the use of site topography, i.e. levels, views, landscape and design orientation, i.e. sunlight and daylight, to optimise sustainability.
 - Have a sense of identity and place and legible spatial hierarchy associated with the places within and the routes through the scheme.
 - Have a public area design, which is guided by the best principles of passive surveillance to encourage a safe sense of place and discourage anti-social behaviour.
 - Be characterised by an easily legible design approach to the grading from public to private areas.
10. Identify buildings at risk of dereliction and take appropriate action.
 11. Further upgrade the quality of the physical town centre.
 12. Continue to develop suitable open spaces for playground and for recreation.
 13. Provide pedestrian walkway facilities through the higher amenity areas especially Ballon Hill.
 14. Create new amenity park at existing walled Ballykealy Gardens.

SECTION EIGHT

TRANSPORTATION & TRAFFIC MANAGEMENT ASSESSMENT

- Ballon is located on the N80 route from Rosslare to the Midlands and is only 11 kilometres from Carlow Town. The town of Ballon is located 6 kilometres from the proposed interchange of the N9 and N80 at Rathcrogue.
- The town centre is heavily trafficked including a high percentage of heavy goods vehicles and growing local traffic.
- The provision of a relief road is vital to both the town growth and to road safety. It is considered that an inner relief road, as described, should be constructed during the Plan period. This work will be dependent on construction in conjunction with local development.
- A longer term N80 bypass line is provided to give high standard access to Rosslare/N9 interchange and to facilitate local road safety.

8.1 Issues

1. The availability of an efficient transport system is vital for the development of Ballon, as it will enhance the capability of the town to support the business, commercial and manufacturing activities that are crucial for its continued development. The transport system includes all relevant modes of transport and types of transport infrastructure.
2. It is the aim of the Council to facilitate a safe and integrated system of public and private transport so as to encourage the expansion of business activities in Ballon.

8.2 Policy Response

1. The location and size of developments should be considered in relation to existing and proposed road and transport infrastructure. Where possible, transport infrastructure should be provided in concert with developments.
2. The location of new employment centres must be considered in relation to residential areas to minimise the need for car commuting.
3. The Council will encourage and facilitate the efficient growth of public transport and to promote its maximum use by the travelling public. Public transport routes and services should be designed to provide for both commuting and off-peak demands.

4. The Council will co-operate with Bus Éireann, private bus companies and taxi operators in the provision of an efficient and integrated public transport network.
5. The Council shall take such measures as are necessary to facilitate public transport vehicles
6. Attention should be given to the provision of readily accessible information for the assistance of public transport users.
7. Public Transport provision should address the needs of commuters, pensioners, the aged, scholars, tourists and the disabled, and should be affordable, safe, secure, reliable and sustainable.
8. The Council shall manage and maintain existing bus bays and taxi ranks and provide new ones where necessary.
9. Due attention should be given to the needs of freight transport when considering developments and infrastructure improvements.
10. The provision of facilities that encourage safe walking or use of cycles alongside existing or proposed transport infrastructure assists people to make the move from car-based transport to more sustainable modes. The design and layout of developments can also enhance the use of these modes, and should be encouraged.
11. On site parking facilities for workers, delivery vehicles and visitors is an important element of proposed new developments. These should be provided in line with County Development Plan standards.

8.3 Specific Objectives

The proposed local area plan identifies specific areas for development. These will generate a need for improvements to existing roads.

The objectives given in this section result from the need to service existing and proposed development.

1. Continue to upgrade the condition of road and footpath surfaces in conjunction with the Council's annual roads programme.
2. Monitor and upgrade, where necessary, the standard of public lighting throughout the town.
3. Provide access roads to lands zoned for residential developments.

SECTION NINE

RETAIL REQUIREMENTS

There are limited retail facilities in Ballon. Ballon has not availed of the commercial opportunity to serve an extensive retail catchment. There is opportunity to promote further retail, restaurant and professional service facilities. No banking facilities and poor information technology access are locally regarded as impediments to progress.

9.1 Issues

- Additional retail space should be provided within the development area to meet local demands and this will have to be of an appropriate scale and location so as to ensure that such retail space provides for local needs, does not detract from the town centre facilities and links effectively with the existing town centre so that there may be commercial synergy.
- It is acknowledged that appropriate services and facilities will have to be provided within the developing areas to meet needs. Within the town the aim will be to ensure that sufficient retail facilities are located within the local catchment areas.

9.2 Policy Response

The Retail Planning Guidelines indicate that Local Authorities should do the following tasks:

- a. Confirm the role of retail centres and the size of main town centres.
- b. Assess the requirement for additional retail floor space.
- c. Provide strategic guidance on the location and scale of retail development.
- d. Draft policies to encourage the improvement of town centres
- e. Identify criteria for the assessment of retail schemes.

9.3 Specific Objectives

a) The role of retail centres and the size of main town centres:

The established retail core of the Ballon element of the overall town complex must be maintained and promoted as the main retail centre in the immediate catchment area. Local retailing will be promoted at central focal points and in areas where existing car parking is available. These areas will generally cater for neighbourhood provision to meet the needs of existing and proposed residential areas. These neighbourhood facilities must be centrally located.

b) The requirement for additional retail floor space:

Additional floor space will be allowed to meet emerging demands. All retail developments will be assessed in light of the provisions of the Retail Planning Guidelines 2000.

c) Strategic guidance on the location and scale of retail development:

Future retail provision should have regard to the application of the ‘sequential test’ in the identification of retail locations. In this respect the development of retail facilities in area identified as neighbourhood centre locations will preferred.

d) Identify criteria for the assessment of retail schemes:

In general terms any retail scheme proposed should:

- Have regard to the adequacy of existing retail shopping in the area.
- The size and location of existing retail shopping outlets.
- The effect on existing communities, including the effect on established retail shopping outlets and employment.
- The need to counter urban decline and to promote urban renewal.
- The impacts on traffic.
- The potential for new retail facilities to provide for an expanding population.
- The need for all retail development to promote good urban design and where developed in proximity to the Town Centre to encourage linkages to the town centre.
- All retail schemes in the region of and over 1,000 sq. m. (nett) should provide a Retail Impact Statement in the interests of encouraging the careful planning and identification retail needs.

More detailed assessment of development proposals can be carried out through the planning application process.

SECTION 10

COMMUNITY FACILITIES, RECREATION & AMENITY

There is a range of excellent sporting and recreational organisations within the Ballon area. However, the expansion of the town will mean that expanding recreational demands will have to be catered for through the development and provisions and facilities with the plan area.

The established recreational facilities within the town area serve Ballon provide for the amenity needs for the established community. Decrease in voluntary activity is regarded locally as a difficulty in the continued operation and promotion of existing facilities.

10.1 Issues

1. The expansion of Ballon will mean that additional recreational demands will have to be catered for through the development and provision of facilities for active and passive recreation within the plan area.
2. Pressure is likely to be placed on key open space areas for development within the lifetime of the plan. Development of key open space areas for recreation purposes will be crucial to the Plan's success.

10.2 Policy Response

The full range of provision of community facilities and amenities will have to be promoted and facilitated through the Plan. This will include provision for:

- Passive and active recreation areas.
- Community Halls and meeting areas.
- Play areas.
- Public walks.
- Community facilities

Such facilities are best provided in association with other services such as local retail facilities and local/neighbourhood scale retail development.

10.3 Specific Objectives

1. The location of community facilities (buildings) and services within the development area, or the provision of contributions to the development of such facilities will be required of all developers. Developers will be required to provide such contributions in respect of public infrastructure and facilities benefiting development in the area.

2. The loss of existing public or private recreational open space will normally be resisted by the planning authority unless alternative recreational facilities are provided in a suitable accessible location, or it can be demonstrated that there is no longer sufficient demand to sustain the facility.
3. The Council will investigate ways of improving the quality and capacity of existing sporting and recreational facilities through initiatives in both the public and private sector.
4. Developers will be required to make provision for sport and recreational infrastructure commensurate with the needs of the development as an integral element of their proposals. Such provision should include direct provision on or off site or a development levy to enable the Council to make appropriate alternative provision.
5. The addition of recreational areas especially playing pitches, more proximate to the town centre is seen as an important benefit of the Plan.

SECTION ELEVEN

HISTORIC BUILDINGS, STRUCTURES & HERITAGE

11.1 Issues

- The protection and preservation of the built environment is important to the future of Ballon environs.
- The integration of the key heritage sites of Ballon Hill and Ballykealy Manor.
- The amenity of Ballon Hill's archaeological significance will be protected from overdevelopment. The amenity of Ballykealy manor will be linked to the recreational amenity of the Plan area.
- Protect Ballon Hill as an area of high amenity and give access to the hill by pedestrian walkway.
- Continue to grant aid the preservation of buildings which require conservation.
- Provide pedestrian walkway facilities through the higher amenity areas.
- Create new amenity park at existing walled Ballykealy Garden.

11.2 Policy Response

Carlow County Development Plan contains a list of Protected Structures and proposed Protected Structures, which it is the policy of Carlow County Council to protect in accordance with the provisions of Part IV of the Planning and Development Act, 2000, as amended.

11.3 Specific Objectives

Carlow County Council will endeavour to protect the environs of significant buildings in Ballon town centre. A study detailing an inventory will be carried out in accordance with the standards set down by the National Inventory of Architecture and Heritage Section of the Department of the Environment, Heritage and Local Government and using the methodology suggested by this body.

SECTION TWELVE

INFRASTRUCTURE & ENVIRONMENT

Waste Water Collection and Treatment

Ballon is served by existing sewage treatment facilities. The treatment plant does not have the capacity to cater for the full development of Ballon during the Plan period. Carlow County Council will continue to upgrade the plant using combination of development contributions and state funding to give adequate capacity for all proposed developments.

Water Supply

The development of Ballon is dependent upon the continued improvement to the supply system of the Central Regional Water Scheme. Carlow County Council proposes to upgrade the supply, as required, during the Plan period, mainly from the North Regional Water Supply Scheme.

Environment

The improvement of sewage treatment facilities will ensure that the major environmental objective of improving quality in local receding waters has largely been achieved. This improvement will be monitored during the plan period. The matters of air pollution and noise pollution are dealt with on a continuous basis through planning control and enforcement.

Waste Management

Domestic, commercial and industrial waste are collected at Ballon by private operators and disposed of mainly at the council's centre landfill site at Powerstown.

12.1 Policy

This section sets out Carlow County Council's proposed policy in relation to the environmental aspects of the proposed development in Ballon. The proposed policy and specific objectives are dealt with in separate sections of this report. The Infrastructural aspects are addressed as follows:-

1. Wastewater Collection and Treatment

- Development shall be limited to the capacity of the wastewater facility available.
- The surface water system will discharge mainly to public outlets and will be connected to a separate system from the foul sewer where possible.
- A review of the existing sewer networks, storm and foul, will be undertaken.

2. Water Supply

- Carlow County Council, will seek to provide adequate water to supply future development needs and to reduce wastage within the existing system.

3. Environment

- Carlow County Council will observe the objectives of the County Development Plan and of any guidelines set out by the South East River Basin District Management Plan.

Waste Management

The fundamental principle with respect to waste management and water management infrastructure is that of sustainability. The proposed Council policy in respect of waste management is that of placing priority on the EU Waste Hierarchy of waste reduction/minimisation, then recycling, followed by recover, with landfill disposal having the lowest priority.

The proposed Council Policy must extend to the implementation of the polluter pays principle. The implementation of this policy will ensure that the waste producer will cover the cost of waste management.

There is a Waste Management Plan for the South East Region, which is under the direction of the South Eastern Regional Authority. Carlow County Council as a constituent of this body shall adhere to the aims and requirements of this plan.

- Implementation of the EU waste hierarchy.
- Implementation of the polluter pays policy.
- Implementation of the Waste Management Plan for the South East Region as it applies to Carlow County Council

12.2 Specific Objectives

1. Waste Water Collection and Treatment

- The phased upgrading of wastewater treatment facilities to cater for expanding population and commercial loading from the town and environs.
- Expansion and upgrading of the trunk sewer network to facilitate development of the zoned land in Ballon.

2. Water Supply

- To reduce wastage in the town supply.

3. Environment

- Continue monitoring water quality at all surface water systems in conjunction with the objective of the Southeast River Basin District Management Plan.

4. Waste Management

The specific objectives in relation to waste infrastructure are as follows:

- Continue provision of adequate civic amenity facilities for both residential developments and commercial industrial developments. This will involve the development of new civic amenity facilities along with the upgrading of the existing facilities to cater for the future population and commercial/industrial demand.
- Implementation of a charge structure for waste management to cover the cost as required under the polluter pays principle. This will provide a source of revenue for the construction and operation of waste management facilities.
- Instigation of a requirement on developers to recycle and re-use construction and demolition wastes generated during construction projects in the environs area.

SECTION THIRTEEN

BURIAL GROUND

Carlow Council in liaison with local community will endeavour to ensure that future burial ground requirements are considered during the period of the plan. The Plan identifies and zones land for possible future extension and related carparking.

SECTION FOURTEEN

LIKELY SIGNIFICANT EFFECTS OF IMPLEMENTING THE PLAN

14.1 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) 5111 + (99) 73. 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 town and the potential environmental impacts that could be expected.

Overall Strategy

The development of the area will have an impact on its environmental amenity. The impact on the development of individual parcels of land will have will be both positive, negative and neutral. However, the overall impact of the range and mix of land uses proposed is intended to allow for a sustainable and balanced approach.

In summary, in order to be sustainable the range and mix of development uses proposed is intended to allow for:

- | | |
|-------------------------------------|---|
| <i>A vibrant mix of uses:</i> | Mixed working areas and new residential areas with the opportunity for some employment generating uses. |
| <i>The provision of facilities:</i> | Shops, Educational Facilities and Community facilities. |
| <i>A hierarchy of open spaces:</i> | Local Parks, Neighbourhood Parks, Regional Parks. |
| <i>Improved transport system:</i> | Opportunity for relief road improvements, pedestrian movement as a key mode of movement, cycle ways. |

The proposed zoning and development strategy allows for all of the above. However, as noted previously development will have an impact on individual elements of the environment. These are detailed below.

Human beings

The effect of development on existing human beings within the plan area will be significant. The development of additional housing, commercial and industrial lands will result in an increase in the built area of the town and its environs. However, these lands are provided in a planned manner that is consistent with a sustainable development strategy and in general terms the provision of appropriate residential land and employment lands will provide for socio-economic needs.

Flora

The principal impacts in flora in the area will occur as a result of the development of the new built up areas. However, development will occur in areas that are not unique in flora terms and are already committed to development as a result of current planning permissions.

Fauna

The principal impacts on fauna in the area will occur as a result of the development of the extensive built up areas. However, development will occur in areas that are not unique in fauna terms and are already committed to development as a result of current planning permission.

Soils

No significant impact will occur to soil resources in the area as a result of the development. Impacts will occur to soil in the area as a result of re-profiling and excavation associated with the development; this is unavoidable. The impact will not however be significant.

Water

The principal impacts in the area's water resources will occur as a result of an increase in demand for water resources and an impact due to surface water run-offs and foul water discharges from new development areas. These can be catered for with improvements to foul and surface water infrastructure and water provision in the area. In the respect the impact on the area's water resources will be neutral.

Air

The development of the area will result in changes in air quality as a result of the emissions that can be expected from properties and vehicles. This may result in an increase in emissions although over the longer term the development of more energy efficient houses, properties and vehicles may not result in a significant increase in emissions over current levels. In this respect the development of the areas is likely to have a neutral impact.

Landscape

Significant and lasting changes will occur to the landscape of the area as a result of development. However the retention of significant mature stands of trees and the provision of open space areas integrated in development proposals will have a positive impact on the overall character of an emerging urban area.

Material Assets

The material assets of the area will be improved through the development of additional and improved facilities as a result of development in the area.

Cultural Heritage

The protection of the area's cultural heritage and assets can be achieved through sensitive development. Specific structures and sites will also be protected through planning process thereby ensuring the protection of the area's cultural heritage.

Traffic

Through the development of an urban form that encourages and facilitates the development of an improved modal choice the impact of any additional traffic will be minimised.

APPENDIX A

LAND USE ZONES AND USES PERMITTED IN PRINCIPLE AND OPEN FOR CONSIDERATION

ZONE	ZONING OBJECTIVE
<i>Town Centre Activities:</i>	To promote the consolidation of retail, commercial and appropriate residential development.
<i>Residential:</i>	To protect, improve and provide for residential development and amenity up to 20 units per hectare. Proposed residential lands on western side of N80 will be single storey only.
<i>Community, Education & Amenity</i>	To protect and provide for institutional and compatible commercial and residential uses.
<i>Amenity and Open Space:</i>	To preserve and provide for open space and recreational amenities.
<i>Mixed Use Zones:</i>	To provide for mixed-use employment generating uses.
<i>Low-Density Residential:</i>	To protect, improve and provide for residential development and amenity at a gross density of not greater than 12 dwellings per hectare.
<i>Institutional Uses:</i>	To protect and provide for institutional uses, and compatible commercial and residential uses.

Uses either Permitted in Principle or Open for Consideration in the above zones are set out as follows:

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 development and amenity:

Permitted in Principle: 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 (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: Crèche, School, Sports Facility, Public Recreational Building, Hospital/Medical Facility.

Open for consideration: Car Park

Zoning Objective – Amenity & Open Space:

‘To Preserve and Provide for Open Space Including Recreational Amenity’

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 (Excluding 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/Filing 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, Crèche, 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: Crèche, School, sports Facility, Public Recreational Building, Hospital/Medical Facility.

Open for consideration: Car Park

“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.

APPENDIX B

“Cumhacht Comhoibriú”

A Strategy for the Economic, Social & Cultural Development of County Carlow, 2002 – 2012

“Cumhacht Comhoibriú”, a Strategy for the Economic, Social and Cultural Development of County Carlow is a major initiative to bring about an improved quality of life for all the citizens of County Carlow. The Strategy was prepared by Carlow County Development Board, CDB, and focuses on areas where agencies can work together to improve service delivery in the County. Carlow CDB comprises representatives of Local Government, State Agencies, Local Development and the Social Partners, including the Community and Voluntary Sector.

The Carlow County Development Plan and this Local Area Plan recognises the vision, principles and goals of the Carlow CDB Strategy as outlined hereunder. The aims and objectives of this Local Area Plan are in keeping with Carlow CDB Strategy.

“Cumhacht Comhoibriú” **Vision, Principles and Goals**

Vision

“To make it possible for every person in County Carlow to achieve his or her potential and fully participate in all aspects of society through better co-ordination and development of activities and services”

Principles

The CDB established a number of key principles to guide the preparation and implementation of the strategy and commits itself to:

- *Working in partnership with key stakeholders to identify gaps in service provision and developing new and innovative responses to improve the quality of service delivery in the County*
- *Ensuring equality of opportunity for all in County Carlow*
- *Actively consulting and involving key stakeholders and the public in all aspects of the Strategy*
- *Creating and implementing strategies that promote social inclusion, conform to National Policies including the National Anti-Poverty Strategy and Local Agenda 21*
- *Ensuring strategies developed by the CDB are practical and achievable, and that decisions are reached by consensus*
- *Building upon and complementing the work and activity of existing State Agencies, the Local Authority, Local Development Agencies, and the Social Partners*

- *Promoting collective responsibility and shared ownership of the Strategy throughout the County*
- *Ensuring that the Strategy is based on the distinct features and situation pertaining in the County, and will impact throughout the County*
- *Promoting mutual respect by all the participant groups, organisations and agencies of each others diversity, validity and interests*

Goals

In order to achieve its overall vision, Carlow CDB identified eleven themes, which encompass the key issues and challenges addressed in the strategy and developed a goal for each theme

Theme A Business Development

An environment that provides the optimum mix of businesses for County Carlow and generates sustainable quality employment

Theme B Health and Well-being

Improved health and social well-being of people in Co. Carlow through improved co-ordination and development of new and existing activities and services

Theme C Community Development

Co-ordinated voluntary community activity in County Carlow, maximising the positive impact of community development for the benefit of all

Theme D Youth-Work

Quality youth services in County Carlow delivered in a well-resourced, planned and professional manner and to promote the inclusion of all young people in the development of new and existing activities and services

Theme E Childcare

An integrated approach to quality, child centered, accessible childcare for the overall benefit of all children, parents and providers

Theme F Environment

The protection, conservation and enhancement of the environment in Co. Carlow

Theme G Rural Development

To sustain and improve the quality of life in rural areas, by involving local people in the sustainable development of communities in County Carlow.

Theme H Gender Equality

To have gender equality in economic, social and cultural activities in County Carlow.

Theme I Tourism

A sustainable tourism industry capable of increasing the inflow of tourists and associated revenues in order to realise the full economic potential of tourism in County Carlow

Theme J Culture

“Ceiliúradh Ceatharlach”, A sense of pride and place through awareness, celebration and conservation of Carlow’s rich heritage & an understanding of our evolving cultural identity for the benefit of all.

Theme K Education and Training

Quality education and training opportunities accessible to all the people of Carlow, so that with true partnership and lifelong learning the holistic development and personal achievement of each person is attained.

APPENDIX C

BALLON IMPROVEMENT GROUP (BIG)

THREE YEAR HERITAGE ACTION PLAN 2006 -2008