

**INSERT MAP ACCORDING TO SCALE**

**Map No. 6**

**5.3 Zoning Definition and Zoning objectives**

<b>ZONE</b>	<b>OBJECTIVE</b>
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 <b>12 –25 Units/Ha</b>
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 wor ship, residential institutions, medical & related consultants, health centre/clinics, community halls, recreational buildings, sports clubs, clubs (private), cultural and associated uses, restaurants, theatres, offices, medium residential
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, shops, offices, petrol filling station,
Open for Consideration	Motor outlets, clubs (private) sports clubs, recreational buildings, health/centres/clinics,
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)

<b>ZONE</b>	<b>OBJECTIVE</b>
Public Utility	To preserve and provide for infrastructure to service the future expansion of the village.
Normally permitted	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.

**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 from the estimated existing 350 people to approximately 750 people depending on the uptake of available land. The zoning of urban mixed use and business use aim to establish a village centre over time with the provision of limited local social and business services. The urban mixed-use zone also allows for residential development to be included in the mix of activities.

The new village centre will have a focal point surrounding a centrally located village green. Residential developments at medium densities are to surround the proposed village centre. Access to this area would be improved through an internal distributor road between the main Palatine road and Killyshane road.

The low level of social and recreational infrastructure in the village is recognised as an important limiting factor on potential development. The sustainability of any particular development will be considered in the context of the availability of social and recreational infrastructure to the future residents of the development in particular and in general the availability of the mentioned infrastructure within the village as a whole. In addition the council will consider the contribution a particular development could make to improving the sustainability of the village and village community as a whole.

It is considered that in conjunction with the development of zoned land that social and recreational services should be provided at appropriate locations, either through special contributions or through direct public/private partnership investment or direct private investment.

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.\*

<u>Objectives</u>		<b>Zoning and Development</b>
No.		
	It is an objective of the Council	
ZD 5-1	<b>Social &amp; Recreational Infrastructure:</b> To consider the extent and availability of social and recreational infrastructure as an important consideration in the planning and decision making process both in the context of the sustainability of the individual development and the sustainability of the village as a whole.	
ZD 5-2	<b>Provision of Social and Recreational Infrastructure</b> To support the provision of social and recreational services at appropriate locations, in parallel with the development of zoned land, either through 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 5-3	<b>Sequential Development</b> To uphold sequential development of infill sites and open fields within the village boundary in accordance with proper planning and development.	
ZD 5-4	<b>Part V of the Planning and Development Act 2000</b> The provisions of Part V of the Planning and Development Act 2000 as amended and the council's housings strategy shall apply to housing development on land zoned under this plan for residential uses or a mixture of residential or other uses.	

- Linkage with Thornville house and estate ground to the north should be explored.
- Future development should adhere in design and layout to a rural countryside character consistent with Palatine Village e.g. Essex design features.

**4.1.5 Opportunity site No.5**

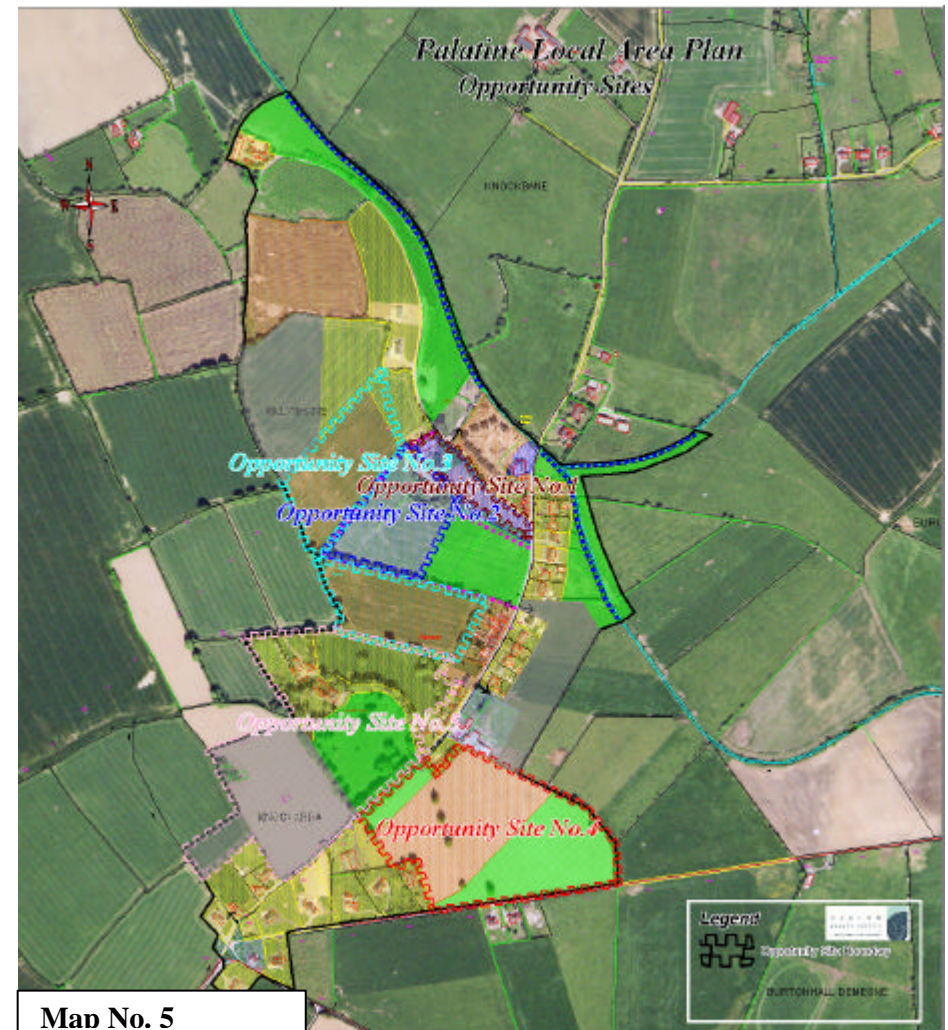
This site consists of Thornville House and the open parkland estate ground to the front of the house, open fields adjacent to the north of the laneway and an open agricultural field to the south of Thornville house, the latter has been zoned for future development.

*Development Guidelines:*

- To develop high quality low-density houses on the Thornville estate grounds looking into the old estate gardens that should be kept as open space and a Demesne garden.
- All existing trees and groupings of trees should be maintained and enhanced through future landscaping to protect the woodlands characters

- Future development should adhere in design and layout to the character of Thornville estate and the rural village character of Palatine Village e.g. Essex design features.
- The traditional alignment and character of the access laneway should be maintained.
- Pedestrian linkage through the site and demesne garden should be explored through existing entrances.\*

Objectives		Urban Design, Heritage & Opportunity Sites
No.		
	It is an objective of the Council	
UHO 4-1	<b>Entrances and Gateways to Village</b> To promote the development of defined entrances to Palatine village that and strengthen the sense of arrival when entering the village e.g. hard and soft landscaping, feature, monument.	
UHO 4-2	<b>Screening &amp; Woodland Character</b> To screen future village developments from the surrounding countryside through provision of adequate landscaping, hedgerows and maintaining the woodland character of the village.	
UHO 4-3	<b>Architecture, Built &amp; Architectural heritage features:</b> To support the retention of buildings with architectural merit, significant architectural features and historic/heritage structures that contribute to the village character and setting such as: i) Thornville house and Palatine Lodge ii) Two rows of terraced stone cottage in village. iii) Wrought iron gate at entrance to long mile road iv) Old estate gates in village e.g. Thornville house v) Historic stone walls along roadways in village vi) Old mass pathway	



Map No. 5

## Section 4 Urban Design, Heritage & Opportunity Sites

### 4.1 Opportunities Sites & Development Guidelines:

#### 4.1.1 Opportunity site No.1

The elongated site is proposed for Business activities close to the village centre and road junction in the village. The site has an existing development next to Palatine Lodge, while the rest is currently an elongated open field. Access can be gained from the existing Killishane road and internally from the Palatine Lodge access lane.

##### *Development Guidelines:*

- A mix of business activities forming a streetscape development with the main elevations looking into the proposed Town Park.
- Access to the business activities shall be through the existing access lane way to Palatine Lodge thus overlooking and integrating with the proposed town park.
- Parking provision should be provided through well landscaped parking bays providing access to the business activities and the town park recreational amenities.
- This area together with Opportunity Site No.2 (mixed use) shall act as the future village centre for economic activities, while focussing on an active and passive open space amenity area e.g. local business centre
- Architecture design and character should be sensitive to the existing character of buildings in the village and the immediate area.

#### 4.1.2 Opportunity site No. 2

This site forms part of Palatine Lodge's locality and extends to the south thus enclosing the proposed town park, 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 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. The old estate house should be used as the focal point for the development and be left alone standing with an appropriate activity housed within.

##### *Development Guidelines:*

- Mixed-use development is proposed which indicates a combination of commercial, institutional, educational, business, residential and other compatible uses.
- The existing Palatine Lodge should be retained as a building of significant historical and architectural merit retaining the relationship with the estate grounds in the form of the proposed town park.\*

- The mixed uses development should overlook and integrate with the proposed town park.

#### 4.1.3 Opportunity site No.3

This opportunity site is formed by two sites one adjacent to the east of the proposed town park and one to the north of the proposed mixed uses area. Medium density residential development on these sites shall consolidate the village centre. Medium density development shall be located approximate to the proposed town park amenity and the future development of essential business and community services.

##### *Development Guidelines:*

- Linkage to the mixed uses, business and town park areas should be maintained through road access and pedestrian routes.
- Access to the residential development shall be from the main street and from the Killyshane road indicated as an indicative internal distributor road.
- Development of the internal distributor road shall be financed through special contributions and through direct investment of private developments.
- Future housing estates should present and maintain a traditional character that would strengthen the character of the overall village.

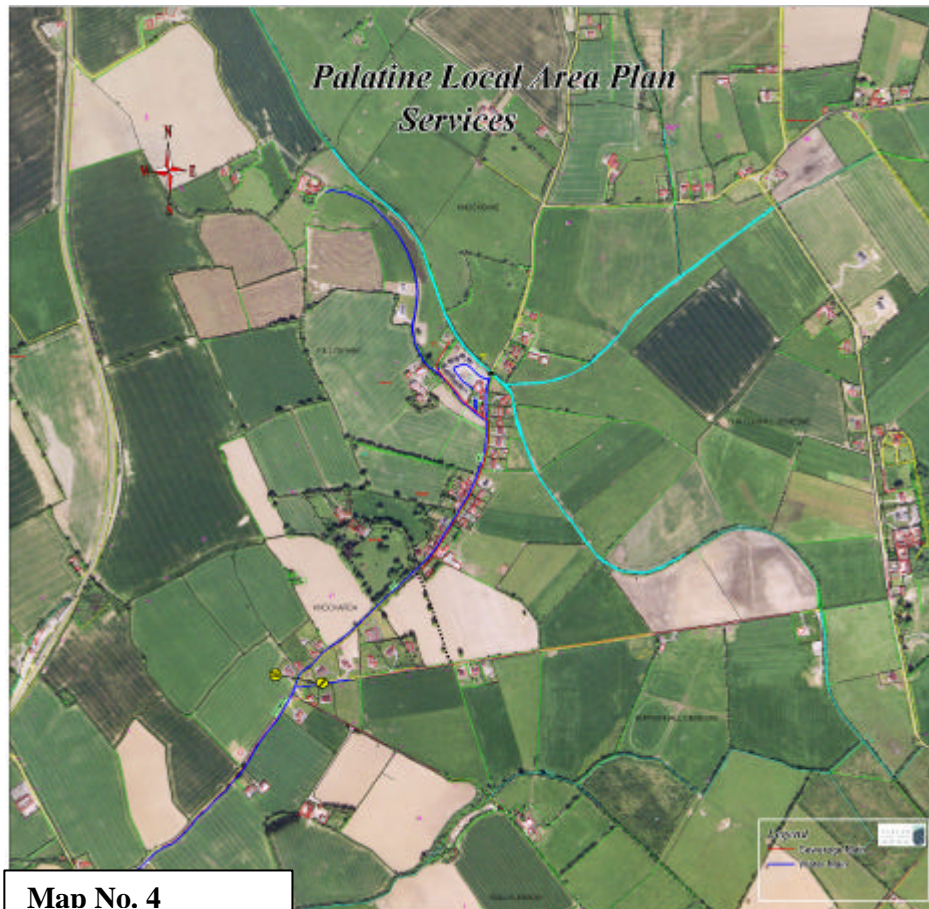
#### 4.1.4 Opportunity site No.4

This site is located on the opposite side of the road from Thornville house and in between the main street and the long mile road in the south. Any residential development on this site should provide for essential social and recreational infrastructure to sustain development in the village.

##### *Development Guidelines:*

- The historic relationships of the site with Thornville house and the village should be respected in future development proposals.
- Significant trees along the main street should be protected and integrated into all future proposals.
- The re-establishment of a pedestrian link along the old Mass path running through the site to the Long Mile road should be pursued.
- Maintaining the open character, open spaces and views on the southern portion of the site towards the long mile road and Burton Hall demesne in the east should be maintained as part of the local heritage and character of the area.\*





Map No. 4

Objectives		Transportation, Infrastructure and Community
No.		
	It is an objective of the Council	
TIC 3-1	<b>Available infrastructure:</b>	Future development will be subject to the availability and adequate provision of the necessary physical infrastructure e.g. sewage, roads, water etc.
TIC 3-2	<b>Social &amp; Recreational Infrastructure</b>	To promote the development of social and recreational infrastructure with appropriately designated areas in the village e.g. village park, play areas, sports field, community hall etc.
TIC 3-3	<b>Traffic Calming Measures</b>	To assess the need for traffic calming measures in relation to existing and future projected traffic generation in the village and give due consideration to the need to establish a safe and quality village environment and village character.

## Section 3 | Transportation, Infrastructure and Community

### 3.1 Bulk Services:

The principle essential bulk services are available in the village e.g. a local road network, water mains and a local Wastewater treatment plant (see plan No.4).

### 3.2 Roads:

The village is well serviced by a number of minor country roads that form a localised network between Palatine Village and Burton Hall.

The N9 National Primary Road can be accessed in the south via the Ballyvergal cross and the Knocknagee junction to the north at the Prumplestown crossroad and via the R418 at Castledermot. The proposed N9/N10 Killcullen to Powerstown motorway scheme is proposed east of Palatine and Burton Hall and will hugely increase accessibility to Palatine Village through the proposed Prumplestown junction, which will provide access directly onto the proposed N9/N10 motorway

The local road network further forms circular routes from Palatine village past Burton hall and back. This again highlights the important geographical relationship between the two localities. This circular route also encloses the important open agricultural fields between the two localities thus providing access to the rural amenity that they present. Local roads are also used as a rural pedestrian walkway that provides recreation an amenity for the local residents.

### 3.3 Sewage/Waste water

A small waste water treatment plant exists in the village, which can cater for approximately 250 people. The council has approved plans for the upgrading of the facility to a plant capable of catering for a population up to 1000 people. The new treatment works will provide a high quality of treated effluent, which will comply with the highest standards. The plant has been designed so that additional capacity can be added at the site with relative ease in the future as the need arises..\*

The upgraded treatment works will allow for sustainable expansion of the village. Water services are present in the village at adequate levels to sustain current and future development. The limiting factor on future development with regard to bulk services is however the Sewage or Wastewater facilities as all future development must be connected to the main sewage line to ensure sustainability and proper planning and development of the village

The provision of individual sewage facilities will not be supported for future developments in the village boundary while the council shall encourage existing individual facilities to link up with the sewage line.

### 3.4 Social and Recreational Infrastructure:

Palatine village currently has very low level of community or social and recreational infrastructure. In this regard only small amenity areas and a rural walking route (along the long mile road and back to ward the village) exists. Currently there is no town park, sports field, community hall, children's play area, social or institutional services present in the village. The village Local Area Plan intends to address this issue by designating appropriate areas for such future developments. Large services like a church or school shall continue to be shared with Bennekerry and Rutland along the principle of a dual village function. Future development shall be required to provide adequate and sustainable solutions to the provision of such social and recreational services for future and present resident of the village.\*

**2.7 Amenity and Recreation:**

The natural amenities of Palatine village and the surrounding area presents opportunities for recreational and rural tourism e.g. Burton Hall woods, the long mile walk, river and bridge amenity, woodland character of Palatine village and the open fields to the east of the village etc. These elements should be protected and enhanced, while tourism and recreational activities should be promoted and developed for future residents of the village.\*

**2.8 Hedgerow /Vegetation Boundaries:**

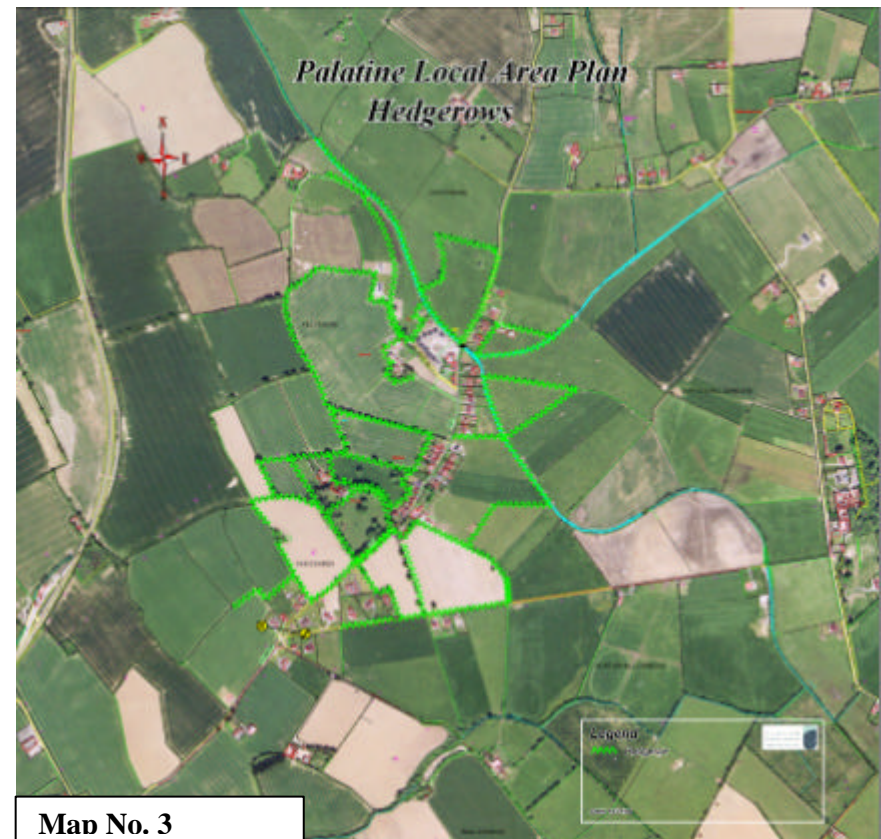
A key element in the rural character of the village is the presence of existing hedgerow boundaries in the surrounding fields. These should be retained and where housing development is proposed should be retained with development being located within the existing hedgerow patterns, using them as features and shelterbelts. The retention of the hedgerow patterns is important in order to maintain the rural village character of Palatine Village and to integrate the urban area into the rural amenities (see map No. 3). \*

**2.9 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 –this are reflected in the proposed zonings and policies which also provides for natural enmities, open spaces and environmental protection within the village area.

Objectives		Land Use, Urban Character & Natural Heritage
No.		
	It is an objective of the Council	
LUNH 2-1		<b>Hedgerows:</b> To promote the retention of hedgerows as the traditional boundary form which is a characteristic of the village. These should be incorporated in future development proposals.
LUNH 2-2		<b>Tree preservation orders:</b> To encourage the preservation of significant trees and groupings of trees within the village in order to retain and encourage the woodland nature and natural screening of the village setting. Further more to examine the need for tree preservation orders where appropriate.



**Map No. 3**



In the wider area surrounding Palatine village a number of one-off houses have been developed e.g. towards Carlow but most notably along the Burton Hall road.

### 2.1.2 Open and vacant sites:

A number of open areas and vacant sites exist in the village, which disrupt the continuity of development through the village. These sites present opportunities for the improvement of the village.

### 2.2 Settlement Pattern:

The village historically is characterised by a typical linear form set along the main road with a small cluster development at the junctions with the Long mile road and Killishane road at both ends of the village.

Newly emerging settlement patterns have distorted the linear form of the historic village along the Carlow road. The ribbon development and higher density development to the northwest have significantly displaced the centre of gravity of development in the village and created a new reality which the village plans will aim to address. The impact of one off houses in the surrounding area can further be seen in the impact on the amenity of the rural country side and has diminished the potential for growth in the village in the past few years.

### 2.3 Village Character on approach:

The village has a strong rural character, which is apparent from the village approaches.

- Approaching on the Carlow road from the south: One travels through a distinctly open rural countryside while going past a few one-off houses. The village cannot be seen until you are within it as an elevated area hides the village from sight; the first evidence of the village is a newly constructed amenity space on the edge of the village.
- From the north one approaches past a number of one-off houses - then open countryside fenced by lush hedge rows also from here there is almost no warning before you are in the village.
- From the east - Approaching from Burton Hall the village is more apparent as it can be seen from the low lying countryside, lying just below a distinct tree line on an elevated ridge.\*

The character of the approach to the town alters dramatically on the northern and southern approaches particularly for vehicular traffic as it moves from the rural areas into the village areas. This accentuates the absence of a sense of arrival present in larger villages and contributes to vehicles entering the village exceeding the speed limit.

### 2.4 Topography:

The village is set within rolling countryside at an elevated location that gradually slopes down across the fields towards Burton hall in the east and slopes quickly down to the stream that traverses the village NW to SE at the lower end of the village. Strong views therefore exist between Burton hall and the village over the low-lying open fields in between, this further strengthens the relationship through a strong visual aspect. The setting of the village on the slope of a hill with distinct grouping of trees makes it recognisable at a distance.

### 2.5 Hard edge Concept (promoting a building line):

The need for the development of a consistent village character and sense of place will require the development of a strong building line on key frontage sites.

### 2.6 Natural Amenity

Palatine Village has a high level of natural and rural amenity. The lower lying open fields east of the village situated between Palatine Village and Burton Hall located on both sides of the long mile road form a significant characteristic of the villages rural and historic setting. Long views along the distinct long mile road and towards Burton Hall should be protected as an important natural amenity for the village. The village set against a sloping gradient also boasts a natural tree character e.g. trees surrounding Thornville House, Trees along the main street, distinct hedge rows etc. the general characteristic of trees in the area should be maintained and enhanced, while consideration should be given to implementing Tree Preservation Orders on certain trees and groupings of trees which should be protected as part of the natural heritage of the village.

The stream and its banks running through the village is another important amenity that contributes to the rural character, building lines should be set back from the riverbank while a walkway is proposed along the east stream bank.

## Section 2

## Landuse , Urban Character &amp; Natural Heritage

**2.1 Land Use:**

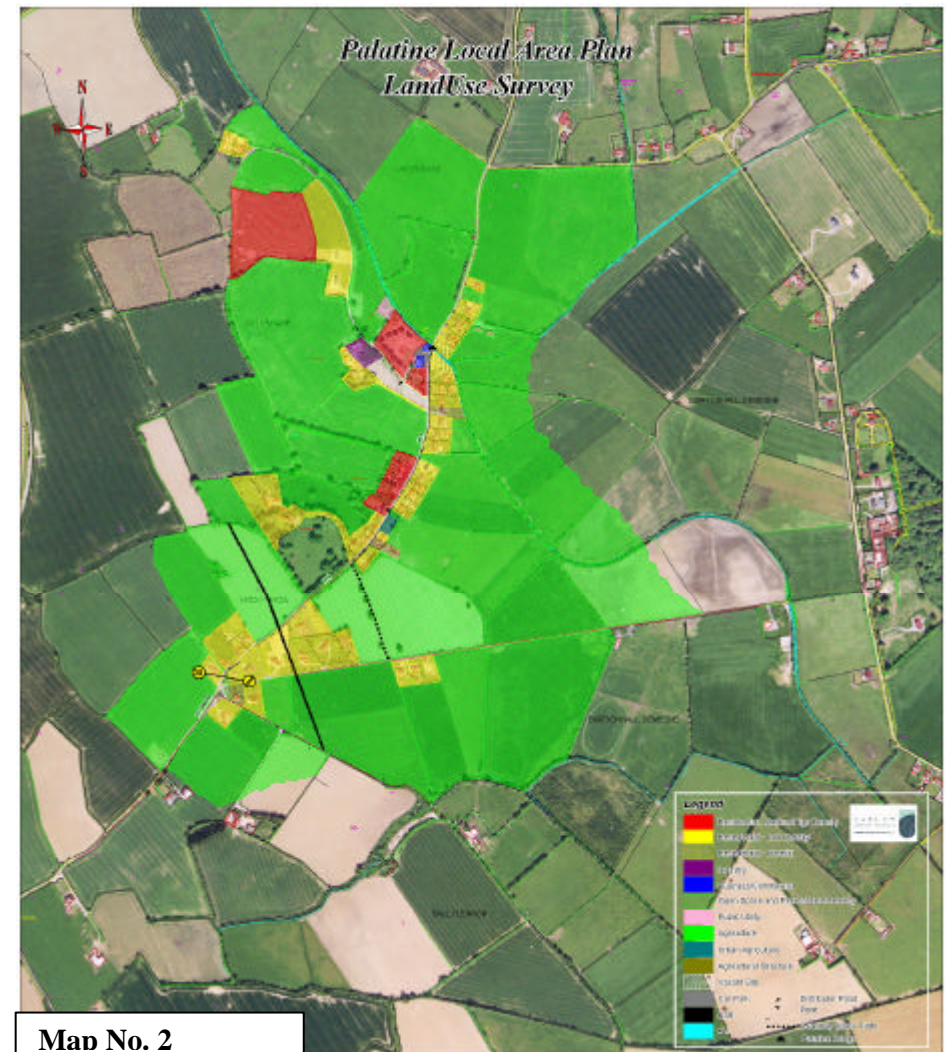
A use survey of palatine Village was undertaken in the course of developing the village plan. Residential land use forms the predominant land use with a few exceptions. Two businesses in the form of an existing pub and a newly built convenience store were identified. One small industrial/commercial use is present next to the old Palatine Lodge and a site containing agricultural sheds is located along the main street. Within the village there is a public waste water treatment plant that is currently in the process of being replaced.

Overall the village has a very limited mix of land use and full fills mainly a residential function. It is therefore clear that the current function of the village is to act as a dormer village. This residential use is supported by the high quality of natural and rural amenity present in the area e.g. trees, woodlands, long views over lower lying rural landscape to the east, a stream, architectural and historic heritage etc.

**2.1.1 Residential**

The residential development in Palatine has evolved in a few different ways. The first relates to the detached dwellings along the Carlow road (main street), which includes two groups of historic single storey, granite, and terraced houses. There are also estate houses such as Thornville House and the uninhabited Palatine Lodge which has fallen into disrepair. In addition there are along the main street a number of modern detached dwellings, predominantly on the eastern side of the road. A few detached dwellings are also to be seen along the long mile road at the entrance and on the village side (northern side).

A string of newly constructed one-off houses have recently been constructed north west of the village along the Killyshane Road (minor country road) on the western bank of the stream that runs north south through the village. This trend along with a higher density development at the end of the mentioned lane has distorted the village form by creating a second linear axis. In the village three higher density residential developments have been identified, one along the main street consisting of Terraced semi detached dwellings, a second more recent development along the Carlow Road behind the existing public house and finally the existing single storey terraced houses facing onto the street.



Map No. 2

There are a number of high quality natural amenities in the form of large open fields to the south, a stream running north south through the village, trees and wooded areas in the village and surrounding area e.g. Burton Hall Woods, while raised topography in the area provides significant views across the surrounding country side. Potential for pedestrian countryside walkways exist in the surrounding area and along quite country roads.

Accessible road infrastructure exists through an important NE-SW country road between Carlow and Castledermot, further to the east a NE-SW country road to Grange and the Catledermot road and a complex local road network, with a distinctive circular routes down the Long Mile road past Burton Hall and back to the village. Local heritage is to be found in the form of distinctive architecture with in the village e.g. Thornville House, Burton hall, granite stone terraced dwellings, stone bridge, stone walls along the roads, historical canal etc.

**1.7 Overall Strategy:**

The strategic location of Palatine Village north east of Carlow town and directly to the south of the N9 primary road creates a very high degree of accessibility to the Village which is conducive to the development of a dormer residential settlement. The village presents the opportunity to live in a country atmosphere within easy reach of Carlow town and the working opportunities and higher order services that it offers. In addition it presents the opportunity for residents to commute to towns to the north east such as Killcullen, Newbridge, Naas, the Dublin area and ultimately to Dublin city. The high quality of natural amenity, coupled with a strong village character are very attractive features for future residents.

The village has a very limited provision of social and recreational infrastructure and as a result the village relies heavily on Urglin or Rutland and Bennekerry/Johnstown to the east, where the nearest primary school and church is located. This interaction between the two villages indicates a functional relationship, which relates to the “double city” concept where functions are shared by these settlements.

The strong village character of Palatine Village incorporates high quality natural amenity and historic heritage elements. These should further be recognised as important assets in the village’s future development. Further more all-future development shall be subject to the provision of, or availability of the necessary physical infrastructure e.g. sewage, water and roads. \*

Objectives		Overall Strategy
No.		
	It is an objective of the Council	
OS 1-1	<b>Overall Objective</b>	To promote Palatine Village as a settlement with a strong village character to be protected and enhanced, while strengthening the existing and proposed services and supporting growth of the local community to sustainable levels.
OS 1-2	<b>Infill development and alternative to one-off houses</b>	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 1-3	<b>Natural Amenities</b>	To protect and enhance the high quality natural amenities present in and surrounding the village which form part of the village setting e.g. the long mile, trees, fields etc.
OS 1-4	<b>A sense of place and Architectural Heritage</b>	To protect and enhance the unique village character of Palatine through strengthening the sense of place, historic linkage with Burton Hall demesne and architectural heritage in the village.
OS 1-5	<b>Dual Village functions and services:</b>	To support the complementary functions of Palatine Village with Urglin or Rutland and Bennekerry/Johnstown in order that important service and infrastructure are shared where practical and not unnecessarily duplicated e.g. churches, school, GAA club etc.
OS 1-6	<b>Consolidate Village Form:</b>	To consolidate the village form and built fabric around existing nodes delineated by a designated village development area, that would maximise the existing services and historic investment in the village while creating a sustainable urban environment.

**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 7<sup>th</sup> July 2004 and an invitation for written submissions.

The proposed Village Plan policies and objectives are consistent with the Carlow Development Plan 2003, regional and national planning guidelines. Other documents informing the plan are County Carlow Heritage Plan 2003, Actions Plans for Villages in County Carlow, Cork Rural Design Guidelines and planning applications and accompanying 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 retaining the village character of Palatine Village.

**1.3.1 Public Submissions:**

During the allowed period six 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.
- Residential need exists in the village for future employees of the IDA business and technology park and the planned Health Care Centre/Hospital.
- Future development should be sensitive to the rustic and rural architectural character of the village e.g. Carlow stonewalls and fences, “long mile” walk and Burton hall woods, design features, old world public lighting.
- Need for social and recreational infrastructure e.g. sports fields, community hall, Village Park.
- Traffic management e.g. signage, traffic calming and lighting

**1.4 Study Area:**

Historic sources describe Palatine village as a hamlet in the parish of Urglin, barony and county of Carlow with a population of 88 people in the village. The name is derived from German refugees who fled their home country (during the reign of Louis XIV) and settled in county Carlow between 1709-1711, they were know as Palatines and hence the name a Palatine settlement. Between 15 and 20 families settled in the area and continued to establish Palatine town or today Palatine village. \*

Benjamin Burton Esq. became a palatine commissioner in 1709 and became established as a local landlord. He also obtained a patent for four fairs of which the  $\mathfrak{B}$  March was continued in modern times. A constabulary police force was also stationed in the village and the village activities were attached to the Burton Hall demesne, while construction of the nearby Burton Hall commenced in 1712.

The town lands surrounding Palatine are to the north Killyshane, Knockbane, Gorteengrone; to the east Burton Hall Demesne and woods, and Deerpark; to the south Ballylennon, Ballyvergal and Urglin or Rutland and Ballynakillbeg, Bennekerry and Johnstown. Surrounding towns, villages and settlements consist of east - Burton Hall demesne and Russelstown; south - Urglin or Rutland, Bennedkerry and Johnstown and then Carlow town; north-Catledermot. The closest school and church is located at and Bennekerry with a Montessori school at Urglin or Rutland.

**1.5 Community and Population:**

The 2002 census figures indicates for Burton Hall area(which includes Palatine Village) :

	Males	Females	Total pop	Number Households	
	137	144	281	73	

With the completion and occupation of additional housing with in the area over the 2002-2004 period the population is estimated to rise to 350 people at end 2004. Statistics further show that the population consists of a high number of qualified and skilled people. The population can be considered young with the majority between the ages of 10 to 44 years.

**1.6 The Opportunity:**

In the last couple there has been renewed interest in development in the village and surrounding area. In recent time development has been undertaken within in the northern portion of village in the form of a high-density housing estate, some infill housing, linear one-off house development along the river to the north west as well as a high density housing estate. The strategic accessibility of the village from the N9 towards Dublin and the relative proximity to the Carlow Environs area and Carlow Town, present realistic opportunity for development of the area.\*



## Section 1

## Introduction/Background

**1.1 Legal Preamble**

The Palatine 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 scribed 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: Palatine Village****Map No. 1**

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## Maps

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# PALATINE VILLAGE LOCAL AREA PLAN

