



## BALLINABRANAGH / RAHEENDORAN VILLAGE DRAFT LOCAL AREA PLAN



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## Section 1 Introduction/Background

### 1.1 Legal Preamble

The Ballinabranagh/Raheendoran Village Draft 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: BALLINABRANAGH/RAHEENDORAN



Map No. 1

### 1.3 The Process & Supporting Documents:

The process followed to prepare the village plan is that set out in the Planning and Development Act, 2000. This included a public participation process, which consisted of a half-day workshop with the community held on the 13<sup>th</sup> April 2005 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 Ballinabranagh/Raheendoran Village settlements.

#### 1.3.1 Public Submissions:

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

- The existing sporting facilities in the village should be retained.
- The school needs capacity to expand along with the population.
- There is a need to bring the two communities of Ballinabranagh and Raheendoran closer together.
- Expansion of the village should be supported through the zoning of residential lands.
- Proposals for the provision of lands for additional sporting and recreational facilities.
- The quality and character of the village in a rural landscape should be protected e.g. natural environment, level of development etc.
- Traffic management e.g. parking, traffic calming measures

#### 1.4 Study Area:

The study area includes the two settlements Ballinabranagh and Raheendoran they fall in the old parish of Cloydagh. The name Ballinabranagh refers to the O'Bryne homestead and is derived from Bran the old Irish word for raven and is related to the ancient Clann Ui Brion or Branaigh. The Dinn Ri(Royal Palace) of the ancient kings of Ireland was situated between Carlow town and Leighlin and archaeological research has indicated Clogrennane-Raheendoran-Ballinabranagh area as a possible location for this ancient Palace.

To the east of Ballinabranagh village is the area know as Milford so called after the mill originally established in 1790 and used to produce flower and oatmeal which were exported to England. The water wheel was on its hay day considered to be the largest and most powerful in Ireland or England.

To the west is the open cast lime quarry Clogrennane Lime Ltd. established in 1816 and its associated industry adjacent and west of Raheendoran, it takes its name from the Clogrennan castle located to the north of Raheendoran. The Butlers erected the castle in 1490 after they have bought the Dullough or Barony of Idrone-West(west of the Barrow), over the centuries numerous historic figures were associated with the castle e.g. Butlers, Hooker, Earl of Ormond, rendezvouse for the loyalists army of 1649, Rockford family, Sir Peter Carew etc. In ancient times the castle where meant to guard this former barony area west of the barrow river and this role seems to have been taken over by Clogrenane Lime Ltd. which still overlooks the two settlements and surrounding area. It is also listed as one of the principle castles of Carlow in 1598. Census figure form 1659 indicates that the area was well settled with "cloughgrennan" – 40 people, Reheendoran –23 people and "Ballinebrana" 51 people.

In Ballinabranagh Rev. P. Kehoe established the national school in 1833 and a female school opened in 1835 with the firsts teacher John Cornwall or master Cornwall as he was known who had a very high reputation.

The town lands that make up the Ballinabranagh and Raheendoran area are to the north Killeeshall; central Fonthill; to the south Ballinabranagh and to the east the place name Milford. Surrounding towns, villages and settlements consist of to the east – Tinryland Village; south – Old Leighlin village; north-Graigecullen(Carlow town) and north east Carlow Environs and Carlow town.

#### 1.5 Community and Population:

Analysis is based on the 2002 census figures indicated for the Clogrennan D.E.D. (which includes the Ballinabranagh & Raheendoran Settlements):

	Males	Females	Total pop	Number Households	
	374	313	687	258	

Over the period since the 1996 census the population of the DED decreased by 4.8% which taken with census data from 1991 shows an overall slow to moderate population decline of 7% from 1991-2002. The census data pre-dates the current scenario where a scheme of 45 no. dwelling houses together with new build on serviced sites are nearing completion in Ballinabranagh village.

The population can be considered young to middle aged with the majority between the ages of 10 to 44 years. The statistics indicate that the largest groupings are those aged between 25-44 years at 28.7% of the total population with a significant percentage of the population aged between 0-25 years at 38.4%. This age structure breakdown is deemed favourable in terms of sustaining community in the area. Another positive indicator in this regard is that 40.1 % of the Clogrennan E.D travel between 5-9 miles to work, school or college. This is reflective of a positive situation where people both live and work in their local areas.

There is a relatively high percentage (25-29.9 %) of the Clogrennan E.D with no formal or primary education only. This could co-relate to a substantial percentage of the Clogrennan E.D population (20 % - 24.9%) being engaged in semi-skilled or unskilled labour. The relatively high figure of 43.4 % of the Clogrennan E.D population is engaged in agriculture, construction and manufacturing. Census data in this regard shows a sustained decline in the percentage of population (32.3%) engaged in agriculture between 1996-2002 in tandem with substantial increase in the percentage (130%) of population engaged in construction work.

This trend in agriculture declining as the staple industry/employer is not unusual and co-relates with countywide and national trends. The unemployment rate in the Clogrennan E.D of 6-7.9% is higher than the countywide average which is a concern. Below average income levels are also present in the E.D. with 21% have never been in paid employment or are part of a household whose head has never been in paid employment.\*

### 1.6 The Opportunity:

In the village area of Ballinabranagh significant development has taken place in the last couple of years in the context the existing settlement with the development of first eighteen serviced dwelling sites on the southern approach road to the south west of the church and school. A second residential development of 35 units, adjacent to the east of the church, has recently been constructed and a second phase of this development for an additional 40 odd dwelling has also been approved. There are also proposals for a crèche development associated with the new residential development. As part of these developments a new wastewater treatment plant was provided through a public private partnership. Additional development proposals have also been proposed in the village. It can be concluded that the existing Ballinabranagh settlement has seen revitalisation and renewed growth in recent times and this trends is set to continue

In contrast Raheendoran has remained fairly stable in the last number of years with minimal changes to existing development and only minor developments occurring in the form of alterations and small number of new-detached dwellings.

Clogrennan lime Ltd has seen continued growth in operations and has seen some intensification of development on the existing site and continues to be a very important industry in the area.

The area is influenced by the mentioned three interlinked components the two settlements and the lime industry and these land use functions are historically, social and physically linked and are dependant to a more or lesser degree on each other. Therefore a unique opportunity exists to balance the different needs of the mentioned land uses and to provide a framework for their future development that would strive to create balance between their different needs.

The area further boast a high degree of amenity in the form of the backdrop of the Killeshen hills in the west, the River Barrow in the east and with the study area located within Barrow valley itself. More specifically the area offers amenity and recreational opportunities in the form of Clogrenna Woods, Milldford old mill and natural amenity area, picnic area, fishing, the Barrow Trackwalk and a number of old manor. Significant views are available across the low-lying county to the east the Backstairs and Leinster mountains in the distance to the east.\*



The area offers a high degree of potential for countryside walkways thought the area that is already formally recognised e.g. barrow track or informally used e.g. Clogrenan wood, minor county roads

The area currently has a high degree of accessibility through the N9 and N10 between Carlow town and Kilkenny and to Waterford. Further more it has very high accessibility directly to Carlow town and also links to the north east to Portlaoise. The location of the village area to the south west of Carlow Town imposes a relatively lower level of accessibility from the greater Dublin region compared to the north east of Carlow town e.g. Palatine village. This will however significantly increase through the planned construction of the N9/N10 Killcullen to Powerstown dual carriageway and through the carriageway junction planned at Powerstown to the east.

The local road network allows for road links directly to Graigcullen (Carlow town- eastern banks of River Barrow), south to Old Leighlin and “new” Leighlinbridge, eastwards past Millford via Millford cross to Tinryland and to the west through the Killeshenhills to Laois and Kilkenny. The study area itself presents a good road network, with a distinctive circular route between Ballinabranagh, Clogrennan, Raheendoran, Millford and back to Ballinabranagh; while open agricultural fields are set in between providing for the distinctive rural amenity setting of the area.

Local heritage is to be found in the form of distinctive architecture in the area e.g. Ballinabranagh House, Old Lime Works, Spring Stream Mill(Milford), Millfordbridge, Millrace bridge, Millford canal bridge, Millford House, The tower houses, Milford Lifting bridge, Milford Lock No.7, Clogrennan castle ruin, Killeeshal fort site, a Ringfort/Cahell and 4 other recorded monument sites etc. The Millford area located directly to the east and south east of the study area is a recognised tourist destination in Carlow County and in the southeast region. Its unique combination of natural amenity, river amenity, and man made historical structures linked with the historical use of the river Barrow as an important industrial and transport corridor substantiate the tourism value which is recognised in the plan as a significant heritage.\*

### 1.7 Overall Strategy:

The strategic location of Ballinabranagh Raheendoran Village area south west of Carlow town and directly to the west of the N9 primary road and along with the planned upgrading of the road provides for 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 south to Kilkenny, Waterford and to the north to Athy and Portlaoise and increasingly in future, planned N9/N10 dual carriage way will present the opportunity to commute to the north east to Killcullen, Newbridge, Naas, the Dublin area and ultimately to Dublin city. The high quality of natural amenity, the strong pre historic and historic heritage coupled with a strong village area characters are very attractive features for future residents.

The presence of two existing settlements along side an important Lime Quarry present to present the unique opportunity to bring the communities closer together and create a sense of pride and future for the village settlement area as a whole. This plan recognise that the common needs that they share relating to physically infrastructure and the social need for a high quality living environment with access to essential social and recreational services. The need for the settlements and the Lime quarry to act as good neighbours to each other and their natural environment should be an on going goal for all involved.

The village settlements share a limited number of high quality social and recreational services e.g. school, church, sports fields etc. as well as physical service e.g. group water scheme, water treatment plant, roads etc. and in this regard are interdependent. This interaction between the two villages indicates a functional relationship, which relates to the “double town/village” concept where functions are shared by two settlements who together act as one sustainable settlement.

The strong rural village character of the Ballinabranagh/Raheendoran village area incorporates high quality natural amenity and historic heritage elements. These should be recognised as important asses 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 No.	Overall Strategy		
	It is an objective of the Council		
OS 1-1	<b>Overall Objective</b> To promote Ballinabranagh/Raheendoran village area 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 1-5	<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. forests, trees, open agricultural lands, Barrow River, Killeshen Hills, Milford, Barrow Track etc.
OS 1-2	<b>Dual village functions and services:</b> To support the complementary functions of Ballinabranagh and Raheendoran to share their limited social and recreational, physical and heritage services and recognise their interdependence and shared responsibility to protect and enhance their services and heritage.	OS 1-6	<b>A sense of place and Architectural Heritage</b> To protect and enhance the unique village character of Ballinabranagh/Raheendoran village area through strengthening the sense of place, natural amenity heritage, historic heritage and architectural heritage in the area.
OS 1-3	<b>Good neighbour policy between residential development, the lime quarry and the environment:</b> To maintain a good neighbour approach between the existing and future residential settlements (Ballinabranagh/Raheendoran) and the Clogrennan Lime Quarry where there is a mutual respect and recognition of each other's needs and the need to work in partnership with each other to create the best balance for all parties involved. This good neighbour policy should further be maintained between the parties and the natural environment which including the natural heritage, historic heritage and rural character of the area at large so as to maintain a healthy and high quality natural, living and working environment.	OS 1-7	<b>Consolidate Village Form:</b> To consolidate the settlement forms, built fabric and overall village area 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.
OS 1-4	<b>Infill development and alternative to one-off houses</b> To encourage infill development within the village area 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.		

## Section 2 Landuse , Urban Character & Natural Heritage

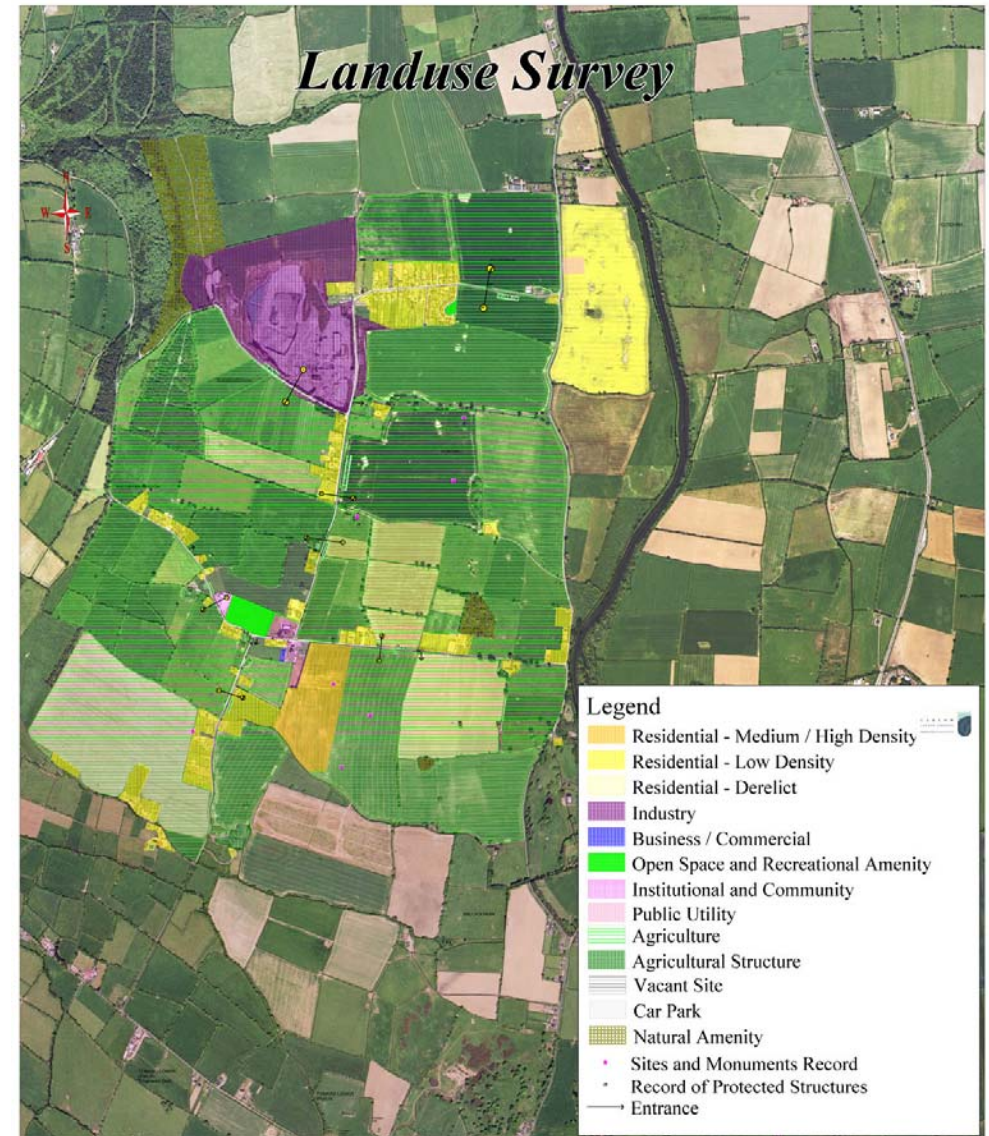
### 2.1 Land Use:

A use survey of Ballinabranagh/Raheendoran village area was undertaken in the course of developing the draft village plan.

The predominant land use forms in the area are two residential settlements, industrial extractive land use (lime quarry) and a tourism land use (Milford-located just outside the study area). Smaller land uses include a small shop, a church, a school, and sports fields. Natural amenity land uses also exist at a significant scale e.g. the river barrow and associated vegetation, the Clogrennan woods and smaller pockets of woodlands that exist in the area. Pre-historic heritage land use is represented by a number of recorded monument sites located in the study area as well as a built heritage in the form of protected structures. It is therefore clear that the existing residential and industrial land uses are located in an area rich in natural, archaeological and architectural heritage.

East of the Raheendoran settlement at a distance is the public wastewater treatment plant that was upgraded in 2004, while adjacent to the east of the Ballinabranagh settlement is an associated waste water pumping station pumping towards the mentioned wastewater treatment plant. Drinking water is obtained from a recently established group water scheme, which provides water to the residential settlements.

The functionality of the residential settlement in Raheendoran was in the past closely tied to the Clogrennane lime quarry, as many residents would have been working in the quarry operations. This has now changed to fulfil dormer residential functions. Ballinabranagh (although less obvious) also have historical functional links to the industrial land uses Clogrennane lime quarry, old derelict quarries to the east and south of the settlement and the historic Industrial activities at Milford, currently however it also mainly fulfils a dormer residential function. The common functional land use histories of both settlements are therefore clear, and although slightly different at different periods in the past are presently once again closely linked with both providing for dormer residential living in relation to Carlow Town. This residential use is supported by the high quality of natural and rural amenity present in the area and at present will attract new residents to the area that want to live in a rural village environment.





The other main land use in the study area is the industrial land use of Clogrennan lime, which continues to operate on an economic commercial basis and provides for a significant contribution to the employment and economic income on the study area and the county and country at large.

## 2.2 Residential and Settlement Pattern:

### Ballinabranagh:

The residential development in Ballinabranagh has developed focussed on the road infrastructure with the main land use functions of the village clustered around the cross road leading north to Raheendoran and the second cross road leading south to Old Leighlin village. In this section between the two road junctions the church, school, shop, parking area, graveyard, undertaker and a few town houses are located. The original school building is located next to the church on the existing parking area with Ballinabranagh house located to the south just outside the current village form.

Ribbon development can be seen on all four of the approach roads to the Ballinabranagh settlement. Only the small section of residential ribbon development on the Milford approach road fall within the functional area of the Ballinabranagh settlement. The residential ribbon halfway between Ballinabranagh and Raheendoran forms an isolated settlement of one off houses. The residential ribbon development along the western and south approach roads to Ballinabranagh also fall outside the functional area of the village settlement it provides a sprawling development pattern, and will continue to fall under the rural settlement policy as a dispersed settlement pattern.

In recent times new residential development to the south west and adjacent to the south east of the church has consolidated the village settlement pattern around the settlements main focal point the Ballinabranagh Raheendoran road junction. The weight of development is now refocused on the settlement centre, which conforms to proper planning and development principles.

### Raheendoran:

The residential development remained stable for a number of years. The settlement consists of detached dwellings on both sides of the road and a cluster of housing on the eastern end of the settlement.\*

The settlement is located in close proximity to the Clogrennan Lime quarry and is a settlement pattern that resulted from a history of people employed in the quarry operations living in proximity to their work. This situation has changed considerably, as most residents in the area now have no links with the lime quarry. The settlement pattern at this location is therefore inherited.

### Overall settlement pattern:

The overall settlement pattern consists of two settlements located approximately a mile apart. Although the settlements are geographically separated they share the same social and recreational infrastructure e.g. school, church, sports fields, shop, Milford amenity area and also share physical infrastructure e.g. water, sewage, roads. The settlement conforms to the “double town concept” where the one settlement provides functions to the other so that together they form a sustainable development centre. Raheendoran mainly constitutes a residential settlement, which provides diversity in housing type presented. While Ballinabranagh provides for essential functions such as the school, church, sport fields, graveyard, shop. In principle the different land use functions should not be duplicated but rather provide for the strengthening of existing functions.

### 2.2.1 Industrial (Quarry)

The industrial land is represented by the Clogrennan lime quarry. It is very long-standing industry established in 1816. The activities involve quarrying, crushing, screening, calcining, hydration, bulk storage and bagging. The industry employs 36 people directly and a number more through indirect contracting and services. The land use can be considered to be a well-established land use and have a historical planning precedent and provides for important economic activity in the area and the county at large. The main locational factor that applies here is the presence of a mineral resource at the given location. The presence of disused old quarries is also seen in the area with two old derelict sites now overgrown.

The industry is located in proximity to residential development, which originally would have (as mentioned before) been linked with the quarry activities, but that relationship has now changed. The location of industrial development adjacent to suburban residential development is not ideal. A degree of friction between the land uses can be expected. In accordance with the good neighbour principle the potential impacts of the one land use on the other should be mitigated as far as reasonably possible. However the importance of the quarry industry is recognised and will be regulated under the quarry registration process recently introduced. It is also regulated by the EPA integrated pollution licence.\*

**2.1.3 Institutional and Recreational uses:**

The village is served by an active primary school, large parish church, graveyard further supported by school sports pitch and a GAA field and clubhouse.

**2.1.4 Open and vacant sites:**

A few open fields and vacant sites exist in the village, which disrupt the continuity of development. These sites present opportunities for the improvement of the village form, optimising of existing services.

**2.2 Village Character on approach:**

The Ballinabranagh/Raheendoran village settlement area has a strong rural character, which is apparent from the settlements approaches.

Ballinabranagh

- From the Milford road from the east: The village can be seen from a distance being elevated above the river basin on the hillside. The approach is straight up the hill and mature hedgerows align the approach. A distinct farm manor house and a one off house are the first sign of the settlement. On final approach the church and main street town houses and large trees are visible along with a presence of houses on the north side of the road.
- From the west: one approaches past a ribbon of one-off houses on a winding road. The village cannot be seen until the last minute when a well kept hedgerow, a mature line of trees, a street fronting dwelling and a small village amenity area announce the settlements presence.
- From the south - a ribbon of one off houses is seen outside the village and on final approach the farm buildings and mature trees forms the view towards the village.
- From the north: along the a straight road from Raheendoran past a ribbon development of one off houses the church's front elevation behind mature trees can clearly be seen at the end of the road providing a perfect frame or focal point.

Raheendoran:

- On approach from the south: one passes the impressive old white washed kiln structure and the settlement remains completely obscured until the old charming two storey cottage comes into view when you are already in the settlement.
- From the east: the Lime industry silos can be seen on the hillside and on final approach a modern bungalow can be seen above the hedgerows along the road.

As the roads mainly provide a singular destination a strong sense of arrival prevails in Ballinabranagh and to a lesser degree in Raheendoran. Ballinabranagh benefits from the presence of high quality elements (although isolated) that strengthen the sense of place. Raheendoran's sense of arrival is strengthened by the presence of the impressive old limekiln structure just before the settlement and provides a surprise when the unseen settlement is reached. The main approach from the east suffers from an absence of a sense of arrival.

**2.3 Topography:**

The Ballinabranagh/ Raheendoran village area is at elevated location set against the hillside formed by the Killeshen hills and the barrow valley. The two settlements are located at the same elevation a mile apart and provide amenity view towards the lower-lying open fields located between the two settlements. These further strengthen their relationship through a strong visual aspect. The rural amenity character of the area is formed by the open agricultural fields in-between and surrounding the settlements and is clearly delineated by the circular routes connecting the two settlements. A number of mature trees reflect the natural amenity of the hill slopes as being of woodland origin.

**2.4 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. In addition the formalisation of a streetscape along the main street in the settlement centres should be achieved.

**2.5 Natural Amenity:**

The Ballinabranagh/ Raheendoran village area has very high level of natural and rural amenity. The lower lying open fields between the settlements are fundamental to the rural character of the area and provide important views. Excellent views are also to be had of the low-lying countryside to the east with backdrop of the Backstairs and Leinster mountains. The proximity of the Barrow river with its natural vegetation and wild life further strengthen the amenity and recreation of the area. The Clognennan woods further up the Killeshen hill slopes are also a very significant amenity.



### 2.6 Amenity and Recreation:

The natural amenity is supported by recreational amenity provided through walks in the woodlands and rural country side, fishing and boating on the River Barrow, hiking along the Barrow track, bird watching, picnicking. Finally the proximity of Milford as a natural, architectural and recreational amenity provides for a full rounded amenity and recreational presence. Milford also brings tourism potential to the area.

### 2.7 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 Ballinabranagh Village and to integrate the urban area into the rural amenities (see map No. 3). \*

### 2.8 Strategic Environmental Assessment (SEA) Scoping

The proposed village plan provides for the recognition of existing land uses, the optimisation of existing services and a carefully balanced regulatory framework expressed through a zoning plan supported by policy objectives and statements aimed at achieving a sustainable balance with the surrounding environment and heritage. The proposed village plan provides for the consolidation of existing development in the form of two small residential settlements and a quarry and provides for limited additional zoned land in order to establish a sustainable village form and environment. The plan will operate at the lowest level of the plan hierarchy e.g. village plans, large village/town plans, town/city plan and then the Carlow County Development Plan, all of which are in accordance with the provision of the Planning and Development Act. 2000, proper planning and sustainable development principles and were drafted with the common good in mind. Any localised environmental effects arising from future development will be dealt with through the planning development control process with appropriate conditions being applied as necessary.

Having considered the foregoing issues it is concluded that a SEA is not required in relation to this proposed village plan and that the drafts village plans policies, zonings and framework represent a sustainable approach to development that does not imply significant impact on the environment.



Map No. 3



Objectives No.	Land Use, Urban Character & Natural Heritage
	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.
LUNH 2-3	<b>Access:</b> To promote accessibility to different land uses which would increase efficiency and sustainability and reduce friction.

## 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, group water scheme 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 the Ballinabranagh and Raheendoran settlements.

The local road network allows for road links directly to Graigcullen (Carlow town- eastern banks of River Barrow), south links to Old Leighlin and “new” Leighlinbridge eastwards past Millford via Millford cross to Tinryland and to the west minor roads lead through the Killeshenhills to Laois and Kilkenny. The study area itself presents a good road network, with a distinctive circular route between Ballinabranagh, Clogrennan, Raheendoran, Millford and back to Ballinabranagh and open agricultural fields in between providing for the distinctive rural amenity setting of the area. Local roads are also used as a rural pedestrian walkways that provide recreation an amenity for the local residents.

### 3.3 Waste Water Infrastructure:

A new wastewater treatment plant has been installed in Cloydagh and serves both Ballinabranagh and Raheendoran. A gravity feed pipe runs through Raheendoran and serves the existing dwellings and the adjoining new housing scheme development in Ballinabranagh.

Ballinabranagh church, school, shop or GAA clubhouse are not served by this foul sewer but the favourable topography of the area offers the potential to extend the sewer pipe to the west, south and north through the village core area.

The new effluent treatment plant can currently cater for a maximum number of 500 persons. Given the recent development of 2no. housing schemes in Ballinabranagh (one a 45 dwelling scheme and the other a 18no. serviced site scheme) and demand for further such developments the capacity of the effluent disposal unit to cater for additional development is limited.

It is therefore clear that all significant further development will be dependant on the upgrading of the existing sewage plant to cater for future needs. There is the potential for this upgrade as the effluent disposal plant is on a 1 acre site and can be upgraded to cater for a maximum of 1,000 persons.

It is important that all future development be connected to the main sewage line to ensure sustainability and the proper planning and development of the village. The provision of individual sewage facilities will not be supported for future developments in the village while the council shall encourage existing individual facilities to link up with the sewage line.\*

**3.4 Water Infrastructure:**

The settlements of Ballinabranagh and Raheendoran and environs are well served by an existing Group Water Scheme (GWS). This scheme is essentially in private ownership and formal consent must be sought in order to connect into it.

The Ballinabranagh Goup Water Scheme is in the SLDBO (South Leinster Design Build & Operate) water project. This involves the upgrading of the current GWS for the next 20 years.

A design review of the scheme was carried out in 2004 and this estimated that there were 249 domestic connections and 6 non-domestic connections. The daily demand at that stage was 290m<sup>3</sup>/day with an estimated unaccounted water level of 32%. The proposed treatment plant will have a capacity to treat 450m<sup>3</sup>/day and this allows for a 100% increase in the number of domestic connections. As part of the advance works a 450m<sup>3</sup> reservoir has been constructed. This *inter alia* is a positive indicator for the future provision of a potable, high quality and sustainable water supply to serve both Ballinabranagh & Raheendoran. Note however the primary responsibility of the scheme is with existing Group Water Scheme members.

A limiting factor to the number of houses that the scheme will be able to supply is the existing network part of which is experiencing pressure and flow problems. Large sections of the network are supplied by 2" pipes that are at or near capacity. There are grants available for the Group to upgrade the network and it is anticipated that this work would follow on from the main DBO project.

**3.5 Social and Recreational Infrastructure:**

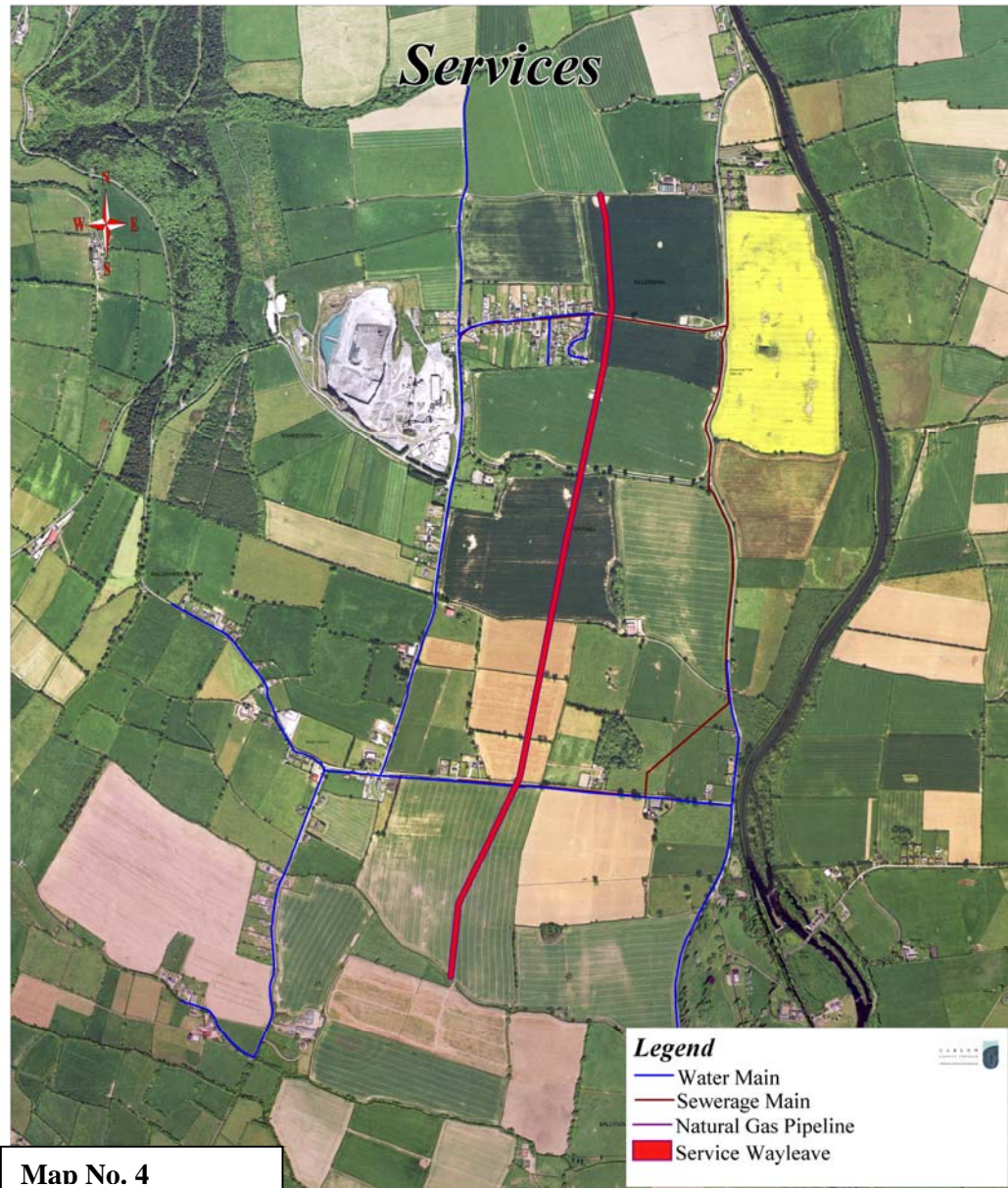
Ballinabranagh/ Raheendoran village area has a number of essential services present the form of the Church, school, small shop, an existing GAA field and clubhouse.

There is currently no social or community hall in use and the only facility available in this regard is the GAA clubhouse. A clear need for a village park has been identified in the plan and the provision of additional sports fields. Future developments shall be required to provide adequate and sustainable solutions to the provision of high quality social and recreational services for future and present residents of the village.

Business in the settlements is also very limited and the provision of activities that can provide essential products are considered in the local area plans.

Through the public participation process and consultation a need was identified to bring the communities closer together in this regard provision for additional sports fields have been made halfway between the two settlements, linked with a green path pedestrian walkway. This could then become more formalised within the urban settlements and further contributes by linking the future provision of public open space in the settlements with each other.





Objectives		Transportation, Infrastructure and Community
No.		
		It is an objective of the Council
	TIC 3-1	<b>Available infrastructure:</b> Future development shall be subject to the availability and adequate provision of the necessary physical infrastructure and specifically be subject to the upgrading of the existing sewage plant to a level that can accommodate future development and population increases.
	TIC 3-2	<b>Sewage Plant:</b> All future development shall be required to contribute towards the upgrading of the existing sewage plant through direct private investment and development contribution or a public private partnership development scheme. In this context future development could only be considered favourably where sufficient capacity has been created or will be available to serve a given development.
	TIC 3-3	<b>Social &amp; Recreational Infrastructure:</b> To promote the improvement of existing social and recreational infrastructure within appropriately designated areas in the village e.g. village park, play areas, sports fields, community hall etc.
	TIC 3-4	<b>Traffic Calming Measures:</b> To consolidate the existing and assess the need for future 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.
	TIC 3-5	<b>Road setbacks:</b> To improve and widen as necessary roads in the area and to require adequate set back of developments to facilitate road improvements.
	TIC 3-6	<b>Traffic impact:</b> To minimise the traffic impact from industrial activities in the area.

## Section 4 Urban Design, Heritage & Opportunity Sites

### 4.1 Opportunities Sites & Development Guidelines:

#### 4.1.1 Opportunity site No.1

Urban Mixed use and Village Park area in the Ballinabranagh settlement located on the eastern side of the Raheendoran road junction. The site consists of an open agricultural field adjacent to the existing national school, church and new residential estate.

#### *Development Guidelines:*

##### Ballinabranagh

- The development of a village park integrated with the development of business and commercial and residential included under the urban mixed use zoning. The residential component should not exceed 40% of the site area not including the village park area.
- The village park should be located on the south western corner of the site to provide a high degree of accessibility and to strengthen the focal point created by the church front elevation and the road junction.
- A mix of business activities forming a streetscape development with the main elevations looking into a village park
- Provision should be made for well landscaped parking bays, which will provide access to both the business activities and the town park recreational amenities.
- Architecture design and character should be sensitive to the existing character of buildings in the village and the immediate area.
- This area together with the urban mixed use zoning to the north shall act as the future village centre for economic activities, while focussing on a village park.
- Landscaping shall have regard of the woodland amenity character of the general area.
- A formalised pedestrian walkway designed through both hard and soft landscaping shall be provided along the western site boundary with a minimum width of 5 meter. The pedestrian-walk way shall lead from the village in the direction of Raheendoran in order to initiate linkage between the village park, zoned community sport fields and the zoned public open space in Raheendoran along the zoned green path.

#### 4.1.2 Opportunity site No.2

This opportunity site is located in the Raheendoran settlement at the entrance to the village from the eastern approach road. The site consists of open agricultural fields adjacent to existing residential estate on the southern side of the road and existing detached dwellings on the northern side of the road.

#### *Development Guidelines:*

##### Raheendoran:

- The opportunity site includes low density residential, a small business site and public open space.
- There should be preference for the provision of serviced sites with the dwelling to be located on the exterior periphery of the zoned area so orientated as to present a significant elevation outwards from the village to strengthen the village architectural character.
- The business is envisaged to provide for essential consumer goods for the local population.
- The public open space should be developed to provide public recreation and amenity.
- A formalised pedestrian walkway designed through both hard and soft landscaping should be provided along the western site boundary with a minimum width of 5 meter. The pedestrian-walk way shall lead from the public open space in the direction of Ballinabranagh in order to initiate linkage between the public open space, zoned community sport fields and the zoned village park in Ballinabranagh along the zoned green path.

#### 4.1.3 Opportunity site No. 3

This site is located at Fonthill half way between the settlements of Ballinabranagh and Raheendoran on the eastern side of the road at the location of the historic sport ground in the area. The site currently consist of open agricultural fields located adjacent to a national monument (ring fort)

##### *Development Guidelines:*

- The zoned area is aimed at the provision of additional community sports fields and facilities, which will serve as communal grounds for the two communities together.
- The sports field should be managed by a joint body formed by an equal representative from both communities.
- Sporting facilities and sports pitches at this location should be able to cater for a variety of sporting needs in the village in an efficient and sustainable manner.
- The landscaping proposals associated with the sports grounds integrate with the ring fort monument adjacent to the south of the zoned area.
- A pedestrian green path with a minimum width of 5 meter shall be provided on the western boundary initiating linkage between the settlements. The pedestrian-walk way shall lead from the communal sport grounds in the direction both to the north to Raheendoran and to the south to Ballinabranagh in order to initiate linkage between the public open space, village park, the two settlements along the zoned green path.\*

#### 4.2 Archaeology:

A few archaeological recorded monument sites are located in the area these have been afforded with a circular buffer area that applies to each, radius of 30m, to ensure that due regard is had to their heritage. If such a monument falls within the village boundaries, preference shall be given to incorporating this location in public or private open spaces areas. Future development in proximity to any recorded monument shall have be subject to archaeological monitoring and surveying.

The recorded monuments in the immediate area are:

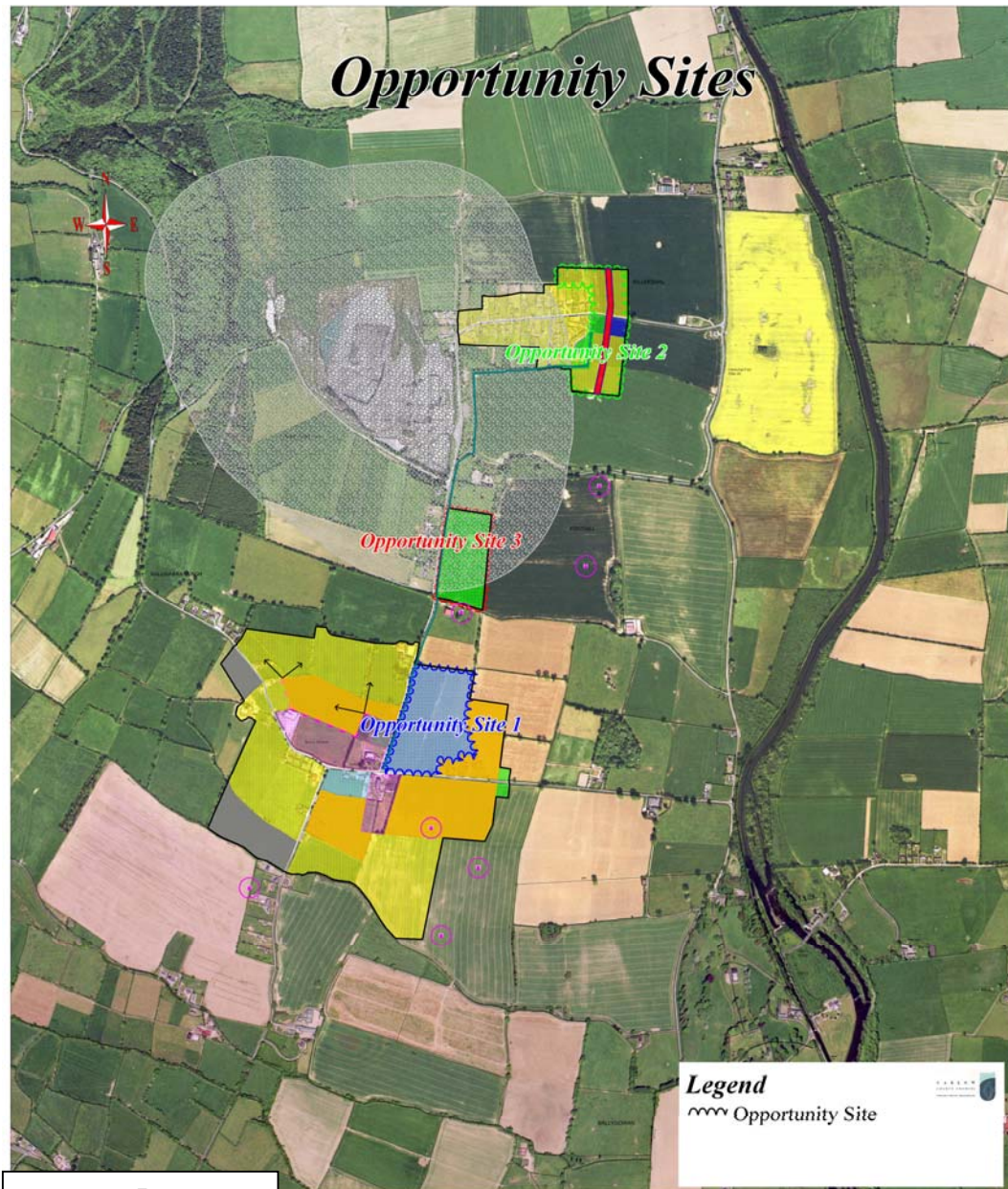
i) Monument no. CW 012-007 is an Enclosure located within an exiting housing scheme to the immediately east of the village Church. No visible remains of same are evident.

ii) Monument no's CW 012-008, CW 012-100 & CW 012-021 are an Enclosure, a Miscellaneous Site and a Metal Working Site located to the east and southeast of the village on tilled agricultural lands and grassland. No visible remains of same are evident.

iii) Monument no. CW 012-006 is an Enclosure located to the rear of an existing house row set 500 metres south of the western village cross roads. No visible remains of the Enclosures is evident.

iv) Monument no. CW 012-001 is the remains of a Ringfort/ Cashel and is located 150 metres northeast of Ballinabranagh house and adjoining far buildings. The Ringfort remains are visible.





Map No. 5

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 Ballinabranagh and Raheendoran settlements and strengthen the sense of arrival when entering the village i.e. <ol style="list-style-type: none"> <li>The establishment of landscaped pocket parks/amenities or village amenity areas.</li> <li>The improvement of the southern, eastern and northern approach roads to provide a sense of arrival in the village e.g. streetscape, landscaped amenity, feature etc.</li> </ol>
	UHO 4-2	<b>Screening &amp; Woodland Character</b> To screen future village developments from the surrounding countryside through the provision of adequate landscaping, hedgerows and maintaining the woodland character of the village areas
	UHO 4-4	<b>Screening &amp; Woodland Character</b> To screen future village developments from the surrounding countryside through provision of adequate landscaping, hedgerows and maintaining the rural character of the village.
	UHO 4-5	<b>Architecture, Built &amp; Architectural heritage features:</b> To support the retention of buildings with architectural merit, significant architectural features, historic/heritage structures and archaeological sites that contributes to the village character and setting.
	UHO 4-6	<b>Sports fields and facilities</b> To encourage the upgrading of sporting facilities in conjunction with local sports clubs and the local community. In this regard a partnerships approach shall be encouraged to ensure that investment is maintained in the social and recreational facilities in the village and that sporting facilities are able to cater for a variety of sporting needs in the village in an efficient and sustainable manner.

## Section 5 Urban Design, Heritage & Opportunity Sites

### 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 significantly increase the population over the next number of years. The zoning of urban mixed use is aimed to provide for business land uses and activities that could provide for the basic needs of the villages settlement and some limited employment opportunities. The combination of Urban mixed use and village park aim to consolidate, intensify and focus the Ballinabranagh historic village centre and to facilitate the development and improvement of local social and recreational services in the village. The urban mixed-use zone also allows for residential development to be included in the mix of activities.

The provision of a village park at the main junction in the village centre will serve to strengthen and substantial the main focal point in the Ballinabranagh settlement centre. This provision for a village park provides the opportunity to formalise a village green in proximity to existing medium density residential and proposed business uses. The existing social and recreational infrastructure and services in the village are recognised as important assets for the future development of the village. Improvements in the capacity and standard should be effected inline with the pace of future development. Additional zoned land for sports fields at Fonthill is proposed to provide a physical and functional expression (in land use planning terms) to bring the two existing communities closer together.

The sustainability of any particular development will be considered in the context of the capacity and availability of social and recreational infrastructure for the future residents of such development. In particular as it relates to the specific development and in general as it relates to the capacity and availability of the social and recreational facilities in the village as a whole.

The council will also consider the contribution that a particular development could make towards improving the sustainability of village services and the village community as a whole. It is considered that in conjunction with the development of zoned land that social and recreational service should be provided and or improved at appropriate locations, either through special contributions or through direct public/private partnership investment or direct private investment. \*

Objectives		Zoning and Development
No.		
		It is an objective of the Council
	UHO 4-1	<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.
	UHO 4-2	<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.
	UHO 4-3	<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.

## 5.3 Zoning Definition and Zoning objectives

ZONE	OBJECTIVE
Low-density Residential:	To protect and provide for residential development and amenity at a gross density of not greater than 12 Unit/Ha.
Normally permitted	Housing, Bed & Breakfast, Community Facility, Crèche, cultural or recreational facility, educational facility, guesthouse, health facility, open space, sports facility.
Open for consideration	Advertisements
Medium Residential	To protect improve and provide for residential development and amenity between <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 worship, 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.
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)
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,
Institutional	To protect and provide for Institutional development.
Normally permitted	Crèche, school, sports facility, public recreational building, hospital/medical facility
Open for Consideration	Car park, residential

ZONE	OBJECTIVE
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
Urban Mixed Use and Village Park	To protect and provide for urban mixed uses of activities including social, business, institutional, office and residential development and to protect and provide for a village park.
Normally permitted	Village Park, Open space, public services installations, educational /schools, place of public worship, residential institutions, medical & related consultants, health centre/clinics, community halls, recreational buildings, sports clubs, clubs (private), cultural and associated uses, restaurants, theatres, offices, medium residential
Open for Consideration	Residential institutions, nursing homes, guesthouses, hotels, warehousing/storage depots, take away fast foods.
Green Pathway	To protect and provide for a green pathway of natural material;
Normally permitted	Pedestrian walkway, natural landscaping, soft landscaping
Open for Consideration	Hard landscaping
Quarry	To protect and provide for quarrying and lime industry.
Normally permitted	Quarrying, crushing, screening, calcining, hydration, bulk storage and bagging of lime, landscaping, screening and environmental restoration.
Open for Consideration	Office, industry ancillary to quarrying
Quarry Buffer zone	To protect and guard against intensification of landuse that could impact on or be impact on by the existing quarrying activities
Normally permitted	Commercial Forestry, 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.
Open for Consideration	Horticultural enterprise, mushroom production, equestrian activity, office/building ancillary to above uses.
Future Development Lands	To reserve lands for the future expansion of the village within the village development boundary.





**INSERT LAND USE ZONING MAP  
ACCORDING TO SCALE**

