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**Date:** 14 October 2022

**Your ref:**

**Our ref:** Abbey, Theresa20221014(001)

## Carlow-Graiguecullen Joint Urban Local Area Plan Review

Post to: The Planning Department (Laois County Council)

A: Laois County Council

Áras an Chontae,

JFL Ave.,

Portlaoise, Co. Laois

P: (057) 86 64000

F: n/a

M: n/a

E: n/a

W: <https://www.laois.ie>

<https://consult.laois.ie/en/consultation/carlow-graiguecullen-joint-urban-local-area-plan-2023-2029>

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### Client Details

Client: Theresa Abbey, Derek Abbey, Andy Doyle and Mary Doyle(Applicant)  
A: c/o Theresa Abbey, Mortarstown Upper, Co. Carlow.  
P: n/a  
F: n/a  
M: n/a  
E: n/a

### Subject Lands

The Subject Lands (c. 3.97 hectares) are located at Crossneen, Co. Laois and belong to the [Applicant](#). See Related Folio Number LS8528 (See Figure 5)

### Subject Lands Planning History

Planning application details ref: 072409 Laois County Council

Development Description: construct 108 no. dwelling units consisting of 76 no. two-storey semi-detached houses, 28 no. two-storey terraced houses in 7 blocks of 4, 3 no. two-storey terraced houses in 1 block, and 1 no. detached house together with all associated site and landscaping works

Planning Application Received Date: 21/12/2007

Decision Date: 20/02/2008

Decision Type: Refused

Number of Conditions:

Expiry Date:

Planning application details ref: 08758 Laois County Council

Decision Description: construct 30 no. two storey semi-detached units, 8 no. two storey terraced units, containing 4 dwelling per units, and 1 no. two-storey terraced unit containing 3 dwellings, together with all associated site and landscaping works

Planning Application Received Date: 12/06/2008

Decision Date: 31/07/2008

Decision Type: Refused

Number of Conditions:

Expiry Date:

Adjacent Lands/site Planning application details ref: 04294 Laois County Council

Development Description: construct 100 no. 3 bed two storey semi detached dwelling type A, 18 no. 3 bed 2 storey semi detached dwelling type b, 6 no. 4 bed 2 storey semi detached dwelling, 9 no. 4 bed 2 storey detached dwelling, 20 no. 3 bed 2 storey town houses type A, 22 no. 3 bed 2 storey town houses B, 12 no. 3 bed two storey town houses type C. total of 187 no. dwellings, 2 new site entrances & all associated site development works

Received Date: 15/03/2004

Decision Date: 17/02/2005

Decision Type: Conditional

### **Subject Lands Previous zoning**

Previous zoning: Residential Development. See Graiguecullen LAP MAP 2007-2013 (Source Laois County Council)) (See Figure 1)

Current zoning: Open Space and Amenity GZT No. G5 (See Figure 2)

## **SUBMISSION**

To Whom It May Concern:

The applicants have retained Kehoe Architectural Design to make the following submission to Carlow-Graiguecullen Joint Urban Local Area Plan Review

Submissions to the Planning Authority on or before 5pm, Friday 14th October 2022.

The lands are located at Crossneen, Co. Laois and are adjacent to existing housing development known as Crossneen Manor, the lands are conveniently located on the southern edge of Carlow town and is a popular location for those seeking to purchase a starter or family home.

### **Regional Spatial and Economic Strategy(RSES)**

The Regional Spatial and Economic Strategy for the Southern Region 2020 - 2032 seeks to implement the NPF at a regional level and is based on a vision to:

Nurture all places to realise their full potential;

Protect and enhance the environment;

Work to achieve economic prosperity and improve quality of life for all;

Accommodate expanded growth and development in suitable locations; and

Promote the region's international reputation as one of Europe's most creative, innovative, greenest and liveable regions.

Key strategic issues for Carlow,

Designation of Carlow Town as a key Town to function as an economic self-sustaining regional driver and a focus of significant growth within the county. The inter-regional role of Carlow is

acknowledged given its location to the north of the Southern Region and adjacent to the Eastern Midlands Regional Assembly Region.

Recognition of the opportunities afforded to Carlow as part of a network of regionally significant drivers of collaboration and growth located on the Waterford-Kilkenny-Carlow-Dublin M9/Rail Network/Axis.

Population target of 63,000 (+6,000 (10%)) by 2026 and 65,500 (+8,500 (14%)) by 2031.

Supporting the strong network of towns, villages and diverse rural areas in achieving the objectives of the NPF.

Ireland's Rural Fabric- **Reversing town/village and rural population decline**, by encouraging new roles and functions for buildings, streets and sites.

### **National Policy Objectives**

#### National Policy Objective 3a

Deliver at least 40% of all new homes nationally, within the built-up footprint of existing settlements.

#### National Policy Objective 3c

Deliver at least 30% of all new homes that are targeted in settlements other than the five Cities and their suburbs, within their existing built-up footprints.

#### National Policy Objective 4

Ensure the creation of attractive, liveable, well designed, high quality urban places that are home to diverse and integrated communities that enjoy a high quality of life and well-being.

#### National Policy Objective 5

Develop cities and towns of sufficient scale and quality to compete internationally and to be drivers of national and regional growth, investment and prosperity.

#### National Policy Objective 6

Regenerate and rejuvenate cities, towns and villages of all types and scale as environmental assets, that can accommodate changing roles and functions, increased residential population and employment activity and enhanced levels of amenity and design quality, in order to sustainably influence and support their surrounding area.

#### National Policy Objective 11

In meeting urban development requirements, there will be a presumption in favour of development that can encourage more people and generate more jobs and activity within existing cities, towns and villages, subject to development meeting appropriate planning standards and achieving targeted growth.

#### National Policy Objective 18b

Develop a programme for 'new homes in small towns and villages' with local authorities, public infrastructure agencies such as Irish Water and local communities to provide serviced sites with appropriate infrastructure to attract people to build their own homes and live in small towns and villages.

### National Policy Objective 35

Increase residential density in settlements, through a range of measures including reductions in vacancy, reuse of existing buildings, infill development schemes, area or site-based regeneration and increased building heights.

### Flood Risk

The lands are partially located in a Flood Zone(OPW)

Notwithstanding the fact the lands are Partially located within a flood zone, mitigation measures can accommodate any future residential development of these lands within this area. The zoning of the lands or part thereof of can be subject to a site-specific flood risk assessment prepared in accordance with The Planning System and Flood Risk Guidelines for Planning Authorities (2009) and mitigation measures adopted accordingly where appropriate. See Figure 6 Carlow Fluvial Flood Extent

### Subject Site Attributes

#### Public water main

The existing public main and its network ensure easy access to a potable water supply via adjacent developments.

#### Foul water main

The existing public main and its network ensure easy access to a foul water supply via adjacent developments.

### Executive Summary & Conclusion

This submission relates to lands in Crossneen. In summary, this submission requests the following:

Request that the Planning Authority To restore the lands to residential use as per Graiguecullen LAP MAP 2007-2013 ( See Figure 1)

Request that the Planning Authority to designate the subject lands to Residential 1 GTZ No. R2.6 To protect and enhance the amenity of developed residential communities as per equivalent current Joint Spatial Plan for the Carlow Graiguecullen Greater Urban Area 2012-2018 (as extended). The subject lands are outlined in red as per (see Figure 3)

The subject lands are appropriate for residential zoning (See [Subject Site Attributes](#))

The subject lands are served by a public water main via adjacent residential developments.

The subject lands are serviced by existing pathways via adjacent residential development and can be extended easily.

All related services for the subject lands are next to adjacent residential developments.

The subject lands is a 25 minute walk(2km) to Carlow town Centre(CARLOW POST OFFICE BURRIN STREET CARLOW R93 X4H6. See (see Figure 4)

The subject lands are in Close proximity to the following

Church (St. Clare's Catholic Church)

Schools

Community Centres.

The subject lands have been deemed acceptable for Residential development previously. (see Graiguecullen LAP MAP 2007-2013 (Source Laois County Council) (See [Previous zoning](#))

The adjacent lands have been deemed acceptable for Residential in the past and were granted planning permission (see [Planning History](#))

Rezoning of subject lands can only assist in Reviving the Crossneen area (see [RSES](#))

The Rezoning of the subject lands will improve the supply of residential units for Crossneen in a sustainable manner.

The prospective development will only Regenerate the Crossneen area.

Carlow has been Identified as Key Towns in RSES, Crossneen area is a contributory residential area to Carlow town.

In conclusion, My client considers the rezoning of the subject site appropriate, especially when you take all the relevant planning policies into consideration and also the previous zoning and the planning history of the site and adjacent lands

My client believes the content of this submission is in order and we would welcome the opportunity to discuss any queries that the Planning Authority may have regarding its content.

Regards,

Declan T. Kehoe MCIAT C.Build E MCABE

pp The applicants

# Maps

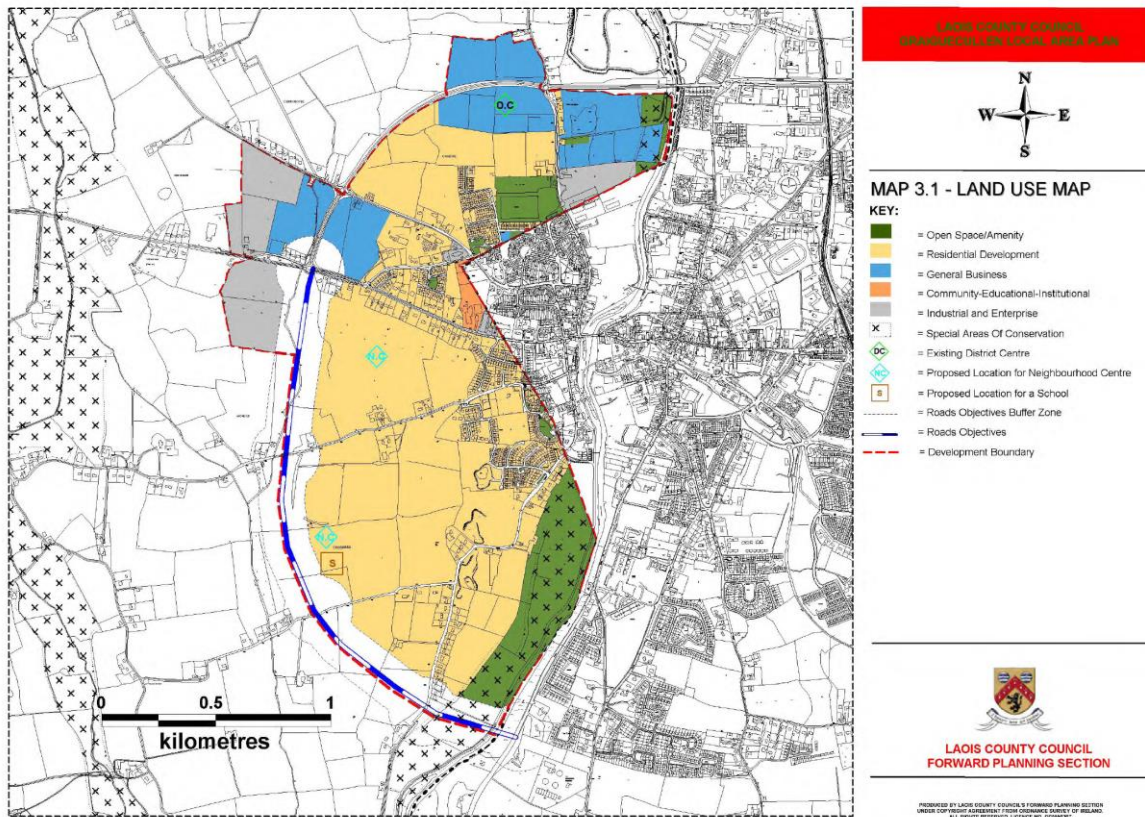


Figure 1 Graiguecullen LAP MAP 2007-2013 (Source Laois County Council)

## MAP 3.1 - LAND USE MAP

### KEY:

- = Open Space/Amenity
- = Residential Development
- = General Business
- = Community-Educational-Institutional
- = Industrial and Enterprise
- X = Special Areas Of Conservation
- DC = Existing District Centre
- NC = Proposed Location for Neighbourhood Centre
- S = Proposed Location for a School
- = Roads Objectives Buffer Zone
- = Roads Objectives
- = Development Boundary

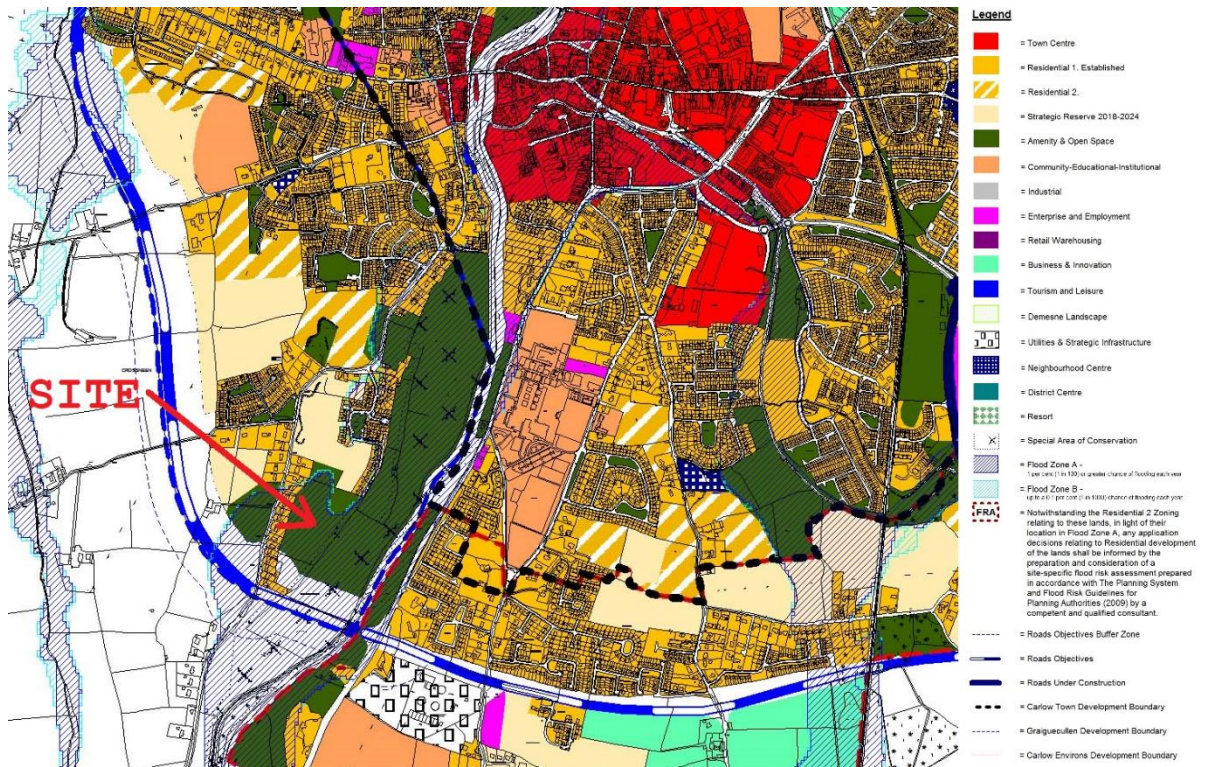


Figure 2 Current Zoning (Open Space and Amenity GZT No. G5)

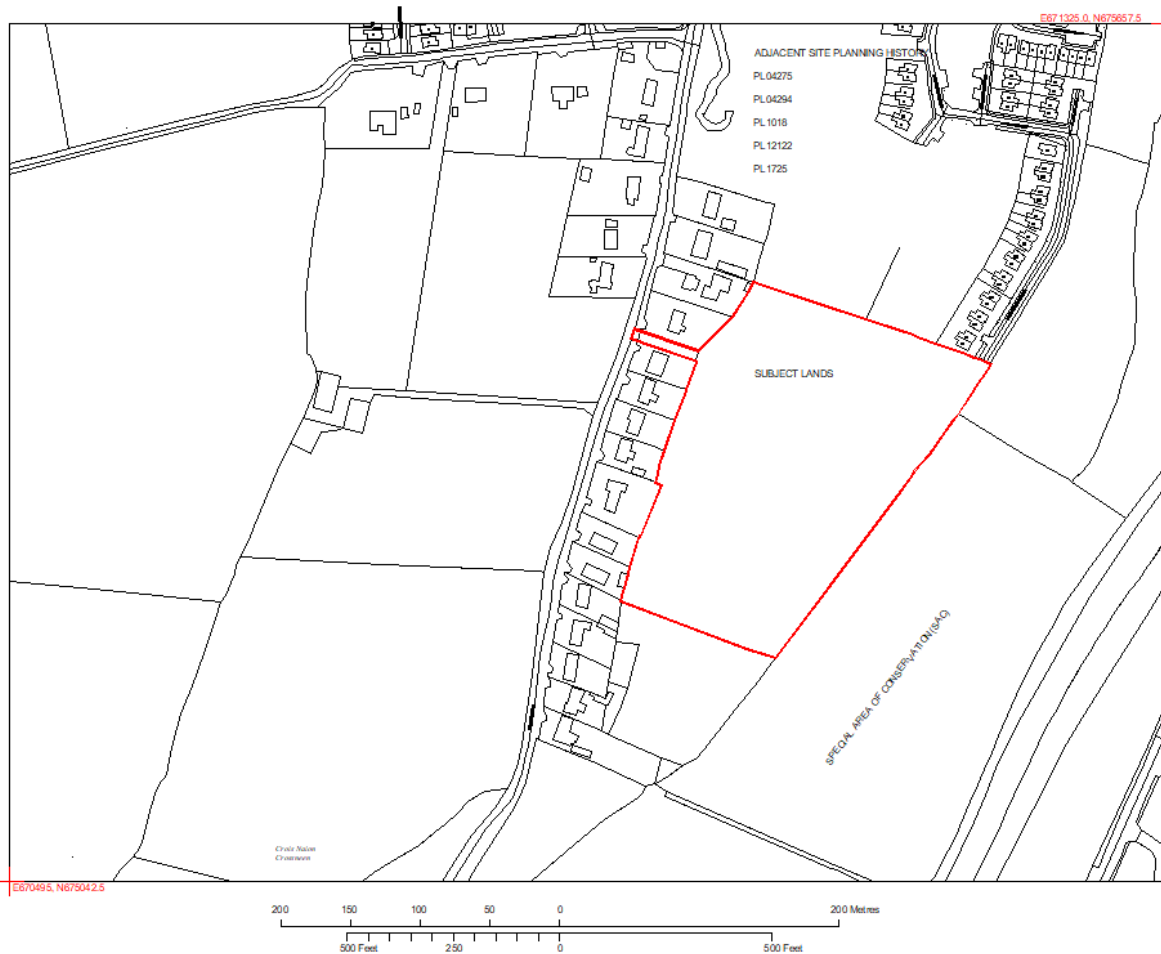


Figure 3 Subject lands for Zoning (outlined in Red)



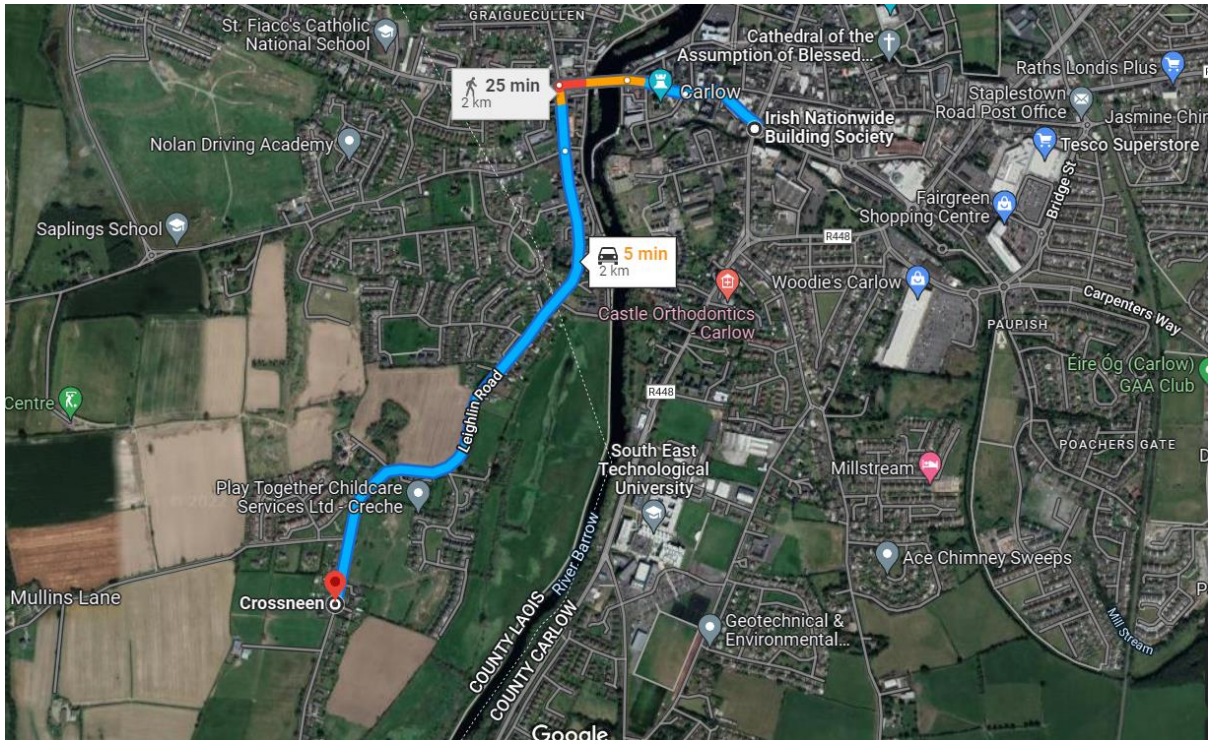


Figure 4 (25 Minute walk to Carlow town centre(CARLOW POST OFFICE BURRIN STREET CARLOW R93 X4H6).

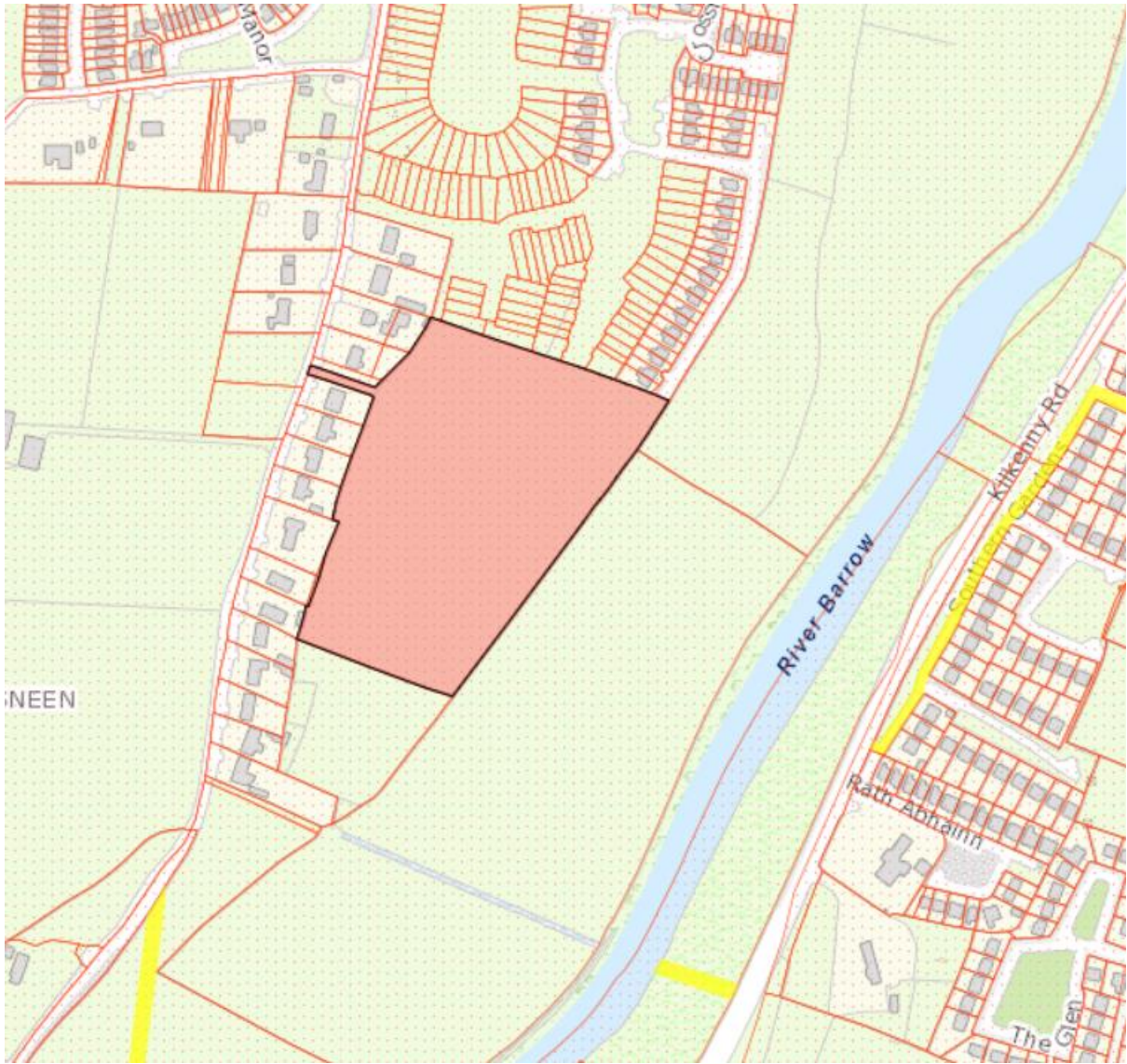


Figure 5 Subject lands (Related Folio Number LS8528) OWNER: See [Client Details](#)

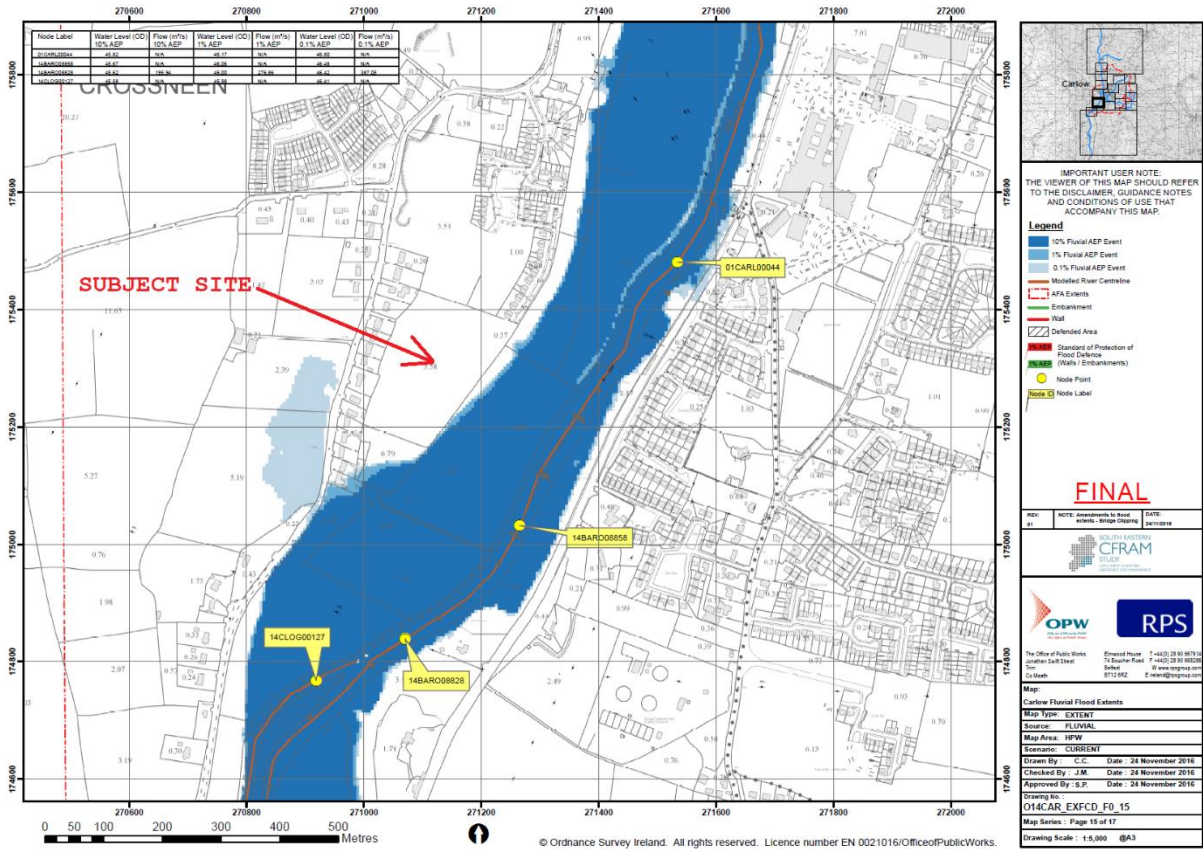
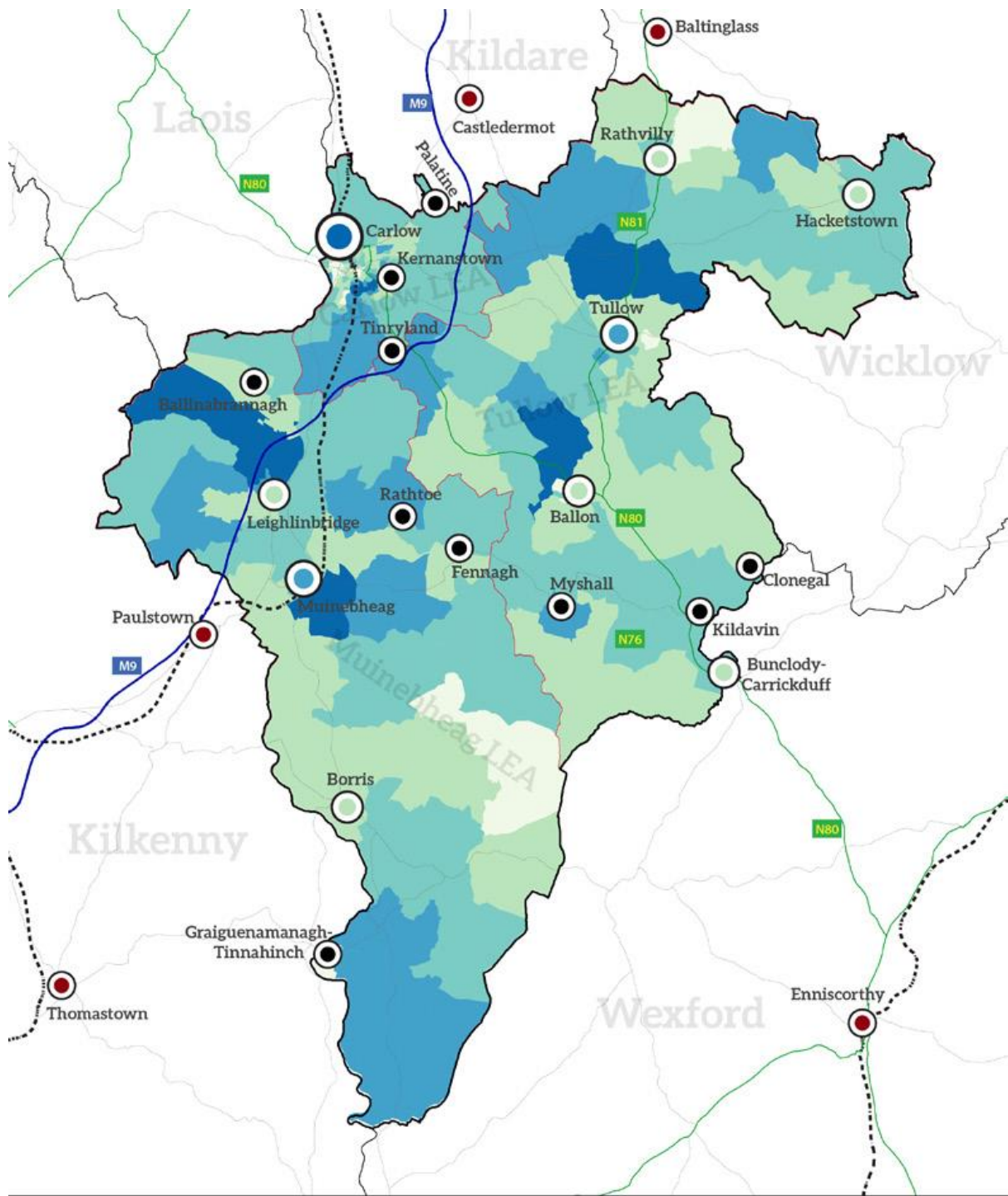


Figure 6 Carlow Fluvial Flood Extent



**Total Population by SA, 2016**

- Less than 170
- 170 to <250
- 250 to <330
- 330 to <410
- Greater than 410

- Local Authority
- Municipal District (MD)
- Motorway
- Primary/Trunk Roads
- Other Key Roads
- Railway
- County Town
- District Town
- Smaller Town
- Villages

**Spatial Insight**  
solutions

**CARLOW**  
COUNTY COUNCIL

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Data Source: OpenStreetMap, CSO Census 2016

Figure 7 Source: A socio-demographic profile of Carlow, 2019

## Acronym

AA	Appropriate Assessment
ACA	Architectural Conservation Area
AD	Anaerobic Digestion
APM	Aggregate Potential Mapping
CAFE	Clean Air for Europe
CARO	Climate Action Regional Office
CDP	County Development Plan
CFRAM	Catchment-Based Flood Risk Assessment and Management
CGI	Central Grid Injection
CGS	County Geological Sites
CHP	Combined Heat and Power
CNG	Compressed Natural Gas
CYRS	Carlow Regional Youth Services
CSO	Central Statistics Office
DH	District Heating
DMRB	Design Manual for Roads and Bridges
DMURS	Design Manual for Urban Roads and Streets
DWPA	Drinking Water Protected Area
DZ	Decarbonisation Zone
EC	European Community
EEC	European Economic Community
ED	Electoral Division
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
ELC	European Landscape Convention
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
ETS	Emissions Trading System
EU	European Union
EV	Electric Vehicle
FRA	Flood Risk Assessment
FRMP	Flood Risk Management Plan
GHG	Green House Gases
GSHP	Ground Source Heat Pump
GSI	Geological Survey of Ireland
GTZ	General Zone Type
HNDA	Housing Need and Demand Assessment

HSE	Health Service Executive
IAE	Ireland's Ancient East
ICT	Information and Communications Technology
IEMA	Institute of Environmental Management and Assessment (UK)
IHAI	Industrial Heritage Association of Ireland
IW	Irish Water
JSP	Joint Spatial Plan
LAP	Local Area Plan
LAPN	Local Authority Prevention Network
LCA	Landscape Character Assessment
LCDC	Local Community Development Committee
LECP	Local Economic and Community Plan
LEDP	Local Enterprise Development Plan
LEED	Leadership in Energy and Environmental Design
LEO	Local Enterprise Office
LTACC	Local Traveller Accommodations Consultative Committee
LTP	Local Transport Plan
LSP	Local Sports Partnership
MAN	Metropolitan Area Network
MSW	Municipal Solid Waste
MW	Mega Watt
NAF	National Adaptation Framework
NCN	National Cycle Network
NDA	National Disability Authority
NDP	National Development Plan
NECP	National Energy and Climate Plans
NIAH	National Inventory of Architectural Heritage
NIR	Natural Impact Report
NIS	Natura Impact Statement
NMS	National Monuments Service
NPF	National Planning Framework
NPO	National Policy Objective
NPWS	National Parks and Wildlife Service
NTA	National Transport Authority
NRA	National Roads Authority (superseded by TII)
NWSMP	National Wastewater Sludge Management Plan
NZEB	Nearly Zero Energy Building
OPW	Office of Public Works

PE	Population Equivalent
PFRA	Preliminary Flood Risk Assessment
pNHA	Proposed Natural Heritage Area
POWSCAR	Place of Work School or College Anonymised Records
PPN	Public Participation Network
PV	Photovoltaic
RBD	River Basin District
RBMP	River Basin Management Plan
RE	Renewable Energy
REP	Regional Enterprise Plan
RES	Renewable Energy Strategy
RMCEI	Recommended Minimum Criteria for Environmental Inspection
RMP	Record of Monuments and Places
RPO	Regional Policy Objective
RPS	Record of Protected Structures
RRDF	Rural Regeneration and Development Fund
RSA	Road Safety Audit
RSES	Regional Spatial and Economic Strategy
RSIA	Road Safety Impact Assessment
SAC	Special Area of Conservation
SPA	Special Protection Area
SDG	Strategic Development Goals
SICAP	Social Inclusion Community Activation
SPA	Special Protection Area
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority of Ireland
SFRA	Strategic Flood Risk Assessment
SME	Small and Medium Enterprises
SMR	Sites and Monuments Record
SRWMO	Southern Regional Waste Management Office
STVGP	Small Towns and Villages Growth Programme
SuDS	Sustainable Urban Drainage Systems SRWMO
SRWMO	Southern Region Waste Management Office
TAZ	Tiered Approach to Zoning
TII	Transport Infrastructure Ireland
TGD	Technical Guidance Document
TRT	Tourism Recovery Taskforce
TUSE	Technological University of the Southeast

UAP	Urban Area Plan
UN	United Nations
URDF	Urban Regeneration and Development Fund
WEEE	Waste Electrical and Electronic Equipment
WERLA	Waste Enforcement Regional Lead Authority
WFD	Water Framework Directive
WSSP	Water Services Strategic Plan
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant