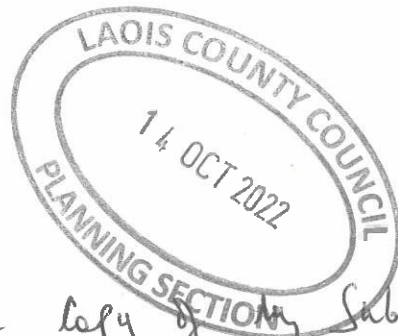


Eurocore Inv

2/o BALLYLENNOW

PALATINE

Carlow 11-10-22



Dear Madam.

Enclosed is a copy of my submission I have made to Carlow County Council, to seek inclusion in relation to Proposed Carlow - Graiguecullen Joint Urban local area Plan. Review

Yours Sincerely

Dr. James Madden



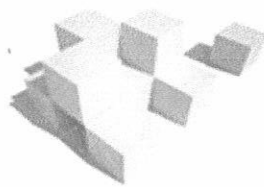
Email [Jim.Madden@gmail.com](mailto:Jim.Madden@gmail.com)

Phone: 087-9268050

Oliver/Dana

For Joint UAP file  
on submissions

amalg 14.10.22



Peter Thomson  
Planning Solutions



Planning Department,  
Carlow County Council,  
County Hall,  
Athy Road,  
Carlow

11th October 2022

**Re: Proposed Draft Joint Spatial Plan for the Carlow Graiguecullen Joint Urban Local Area Plan 2023-2029 ("the Draft Plan").**

**Pre-Draft Consultation submission on behalf of Euro Care International re land at Ballylennon, Pollerton Little, County Carlow.**

Dear Sir/ Madam,

**Introduction**


I previously made a submission to the draft Carlow County Development Plan 2022-2028 seeking an amendment to the Plan boundary to facilitate my client's development site landholding which straddled the boundary of the draft Carlow County Development Plan and the current Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended).

That part of the landholding that is now within the Carlow County Development Plan 2022-2028 is unzoned. That part within the boundary of the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended) is zoned "Community-Educational- Institutional".

In the Chief Executives report on the draft Carlow County Development Plan 2022-2028 submissions, no change to the Plan boundary was recommended or agreed upon. The Chief Executive's comments on the request at the time were:

*"The review of the Joint Urban Area Plan for Carlow will commence in 2022 at which time a comprehensive review of land use zonings will be conducted. This will establish an appropriate comprehensive framework for the future development of the greater urban area having regard to national, regional, and local planning considerations. It would be premature pending a full review of all land use zonings in the area which will be carried out as part of the Joint Urban Area Plan".*

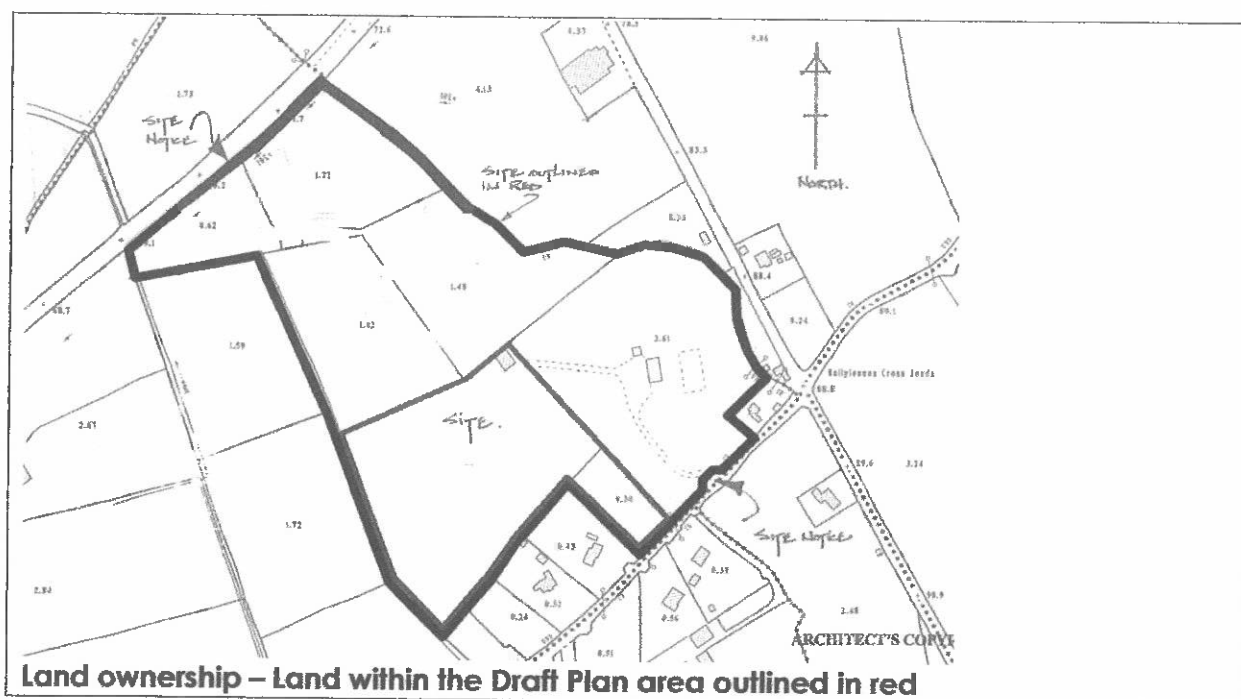
My client now seeks the incorporation of the unzoned land into the boundary of the Draft Joint Spatial Plan for the Carlow Graiguecullen Joint Urban Local Area Plan 2023-2029.

Key Issue	Sub. No.	Chief Executive's Opinion & Recommendation
<b>3.15 Town and Village Plans / Settlement Plans</b>		
<p>Requests that the boundary of the Draft Plan be amended such that the unzoned land is excluded from the draft county plan which would remove an otherwise back land pocket of agricultural land with constrained agricultural potential due to its proximity to surrounding housing and land zoned for development. Rezoning would allow development in conjunction with the adjacent zoned land on the landholding.</p>  <p>Submission Reference: CLW-C10-21 Description: Extend JSP Plan Boundary and Zoning of Site for Community-Educational-Institutional</p>	CLW-C10-21	<p>The lands identified as part of this submission are located outside the Carlow Environs Local Area Plan boundary which comprises part of the Joint Spatial Plan for the Greater Carlow Graiguecullen Urban Area. The review of the Joint Urban Area Plan for Carlow will commence in 2022 at which time a comprehensive review of land use zonings will be conducted. This will establish an appropriate comprehensive framework for the future development of the greater urban area having regard to national, regional and local planning considerations. It would be premature pending a full review of all land use zonings in the area which will be carried out as part of the Joint Urban Area Plan.</p> <p><b>Recommendation</b> No change to Draft Plan.</p>

**Submission ref: CLW-C10-21 and CE response**

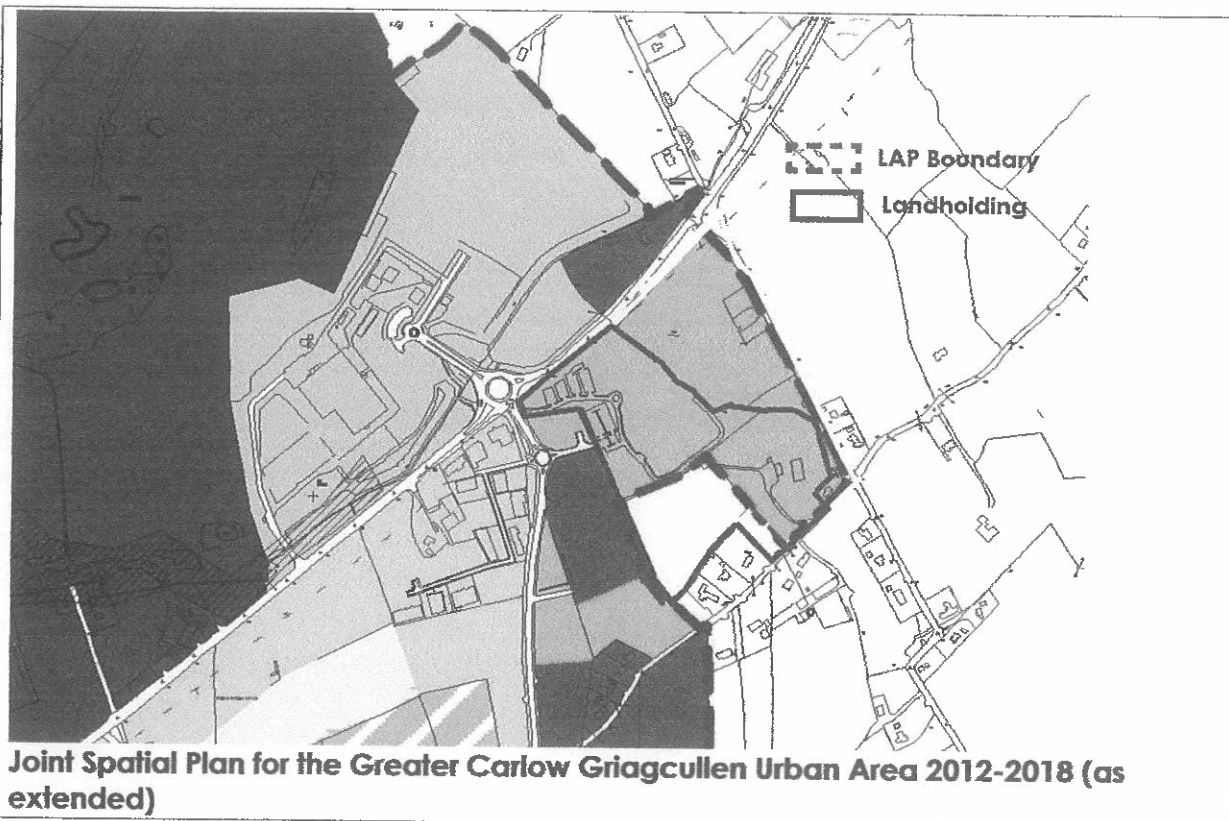
### Client Landholding

My client's landholding is outlined in the plan below.



### The Greater Carlow Graiguecullen Urban Area 2012-2018 (as extended)

The existing zoning within the plan boundary is suitable for facilitating my client's development aspirations. However, the unzoned land within the landholding has severely constrained potential for agriculture due to its backland location, proximity to housing and zoned lands, and detachment from any agricultural landholding.



### **Planning Application History**

There have been a number of planning applications on that portion of the landholding zoned for "Community - Educational – Institutional".

Under planning application ref: 03/377 planning permission was granted on 13 October 2003 to construct a Health Park, comprising a 3-storey 104 bed nursing home, 20 no. 2-storey apartment blocks accommodating with 80 retirement/residential units; a 3-storey medical diagnostic centre; a creche; a 3-storey hospital building; a single storey retail unit; a mortuary; and associated works.

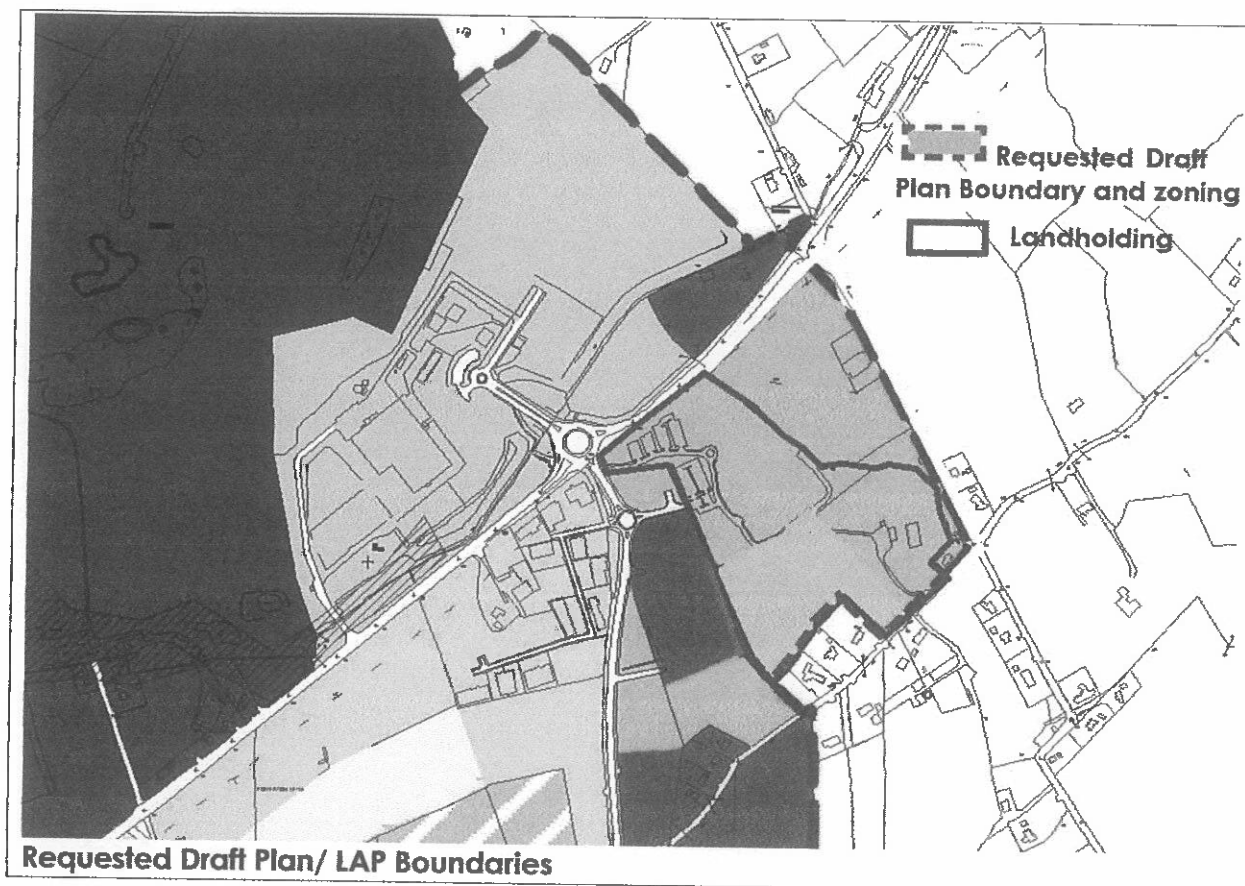
Under planning application ref: 05/181 and 05/692 planning permission was granted for amendments to planning application ref: 03/377.

Under application ref: 08/596, the duration of planning permission 03/377 was extended on 3 February 2009 to 8 October 2010.

### **Draft Plan Request**

This is a request for the boundary of the Draft Plan to be amended such that the unzoned (white) land in my client's landholding is included in the Draft Plan boundary. This would remove an otherwise backland pocket of agricultural land with severely constrained agricultural potential due to its proximity to surrounding housing and land zoned for development and allow it to be developed in conjunction with the adjacent zoned land on the landholding.

It will also allow my client to expand the range of services, facilities, and associated uses on offer from within the proposed Health Park.



The Planning Authority is requested to consider the above request for a minor revision to the current Joint Spatial Plan for the Greater Carlow Griagcullen Urban Area 2012-2018 (as extended) boundary and incorporate it into the Draft Plan and for the additional land to be zoned "Community-Educational- Institutional".

The timing of this request takes on board the previous advice of the Chief Executive to await the full review of all land use zonings for the area which is now being carried out as part of the Joint Urban Area Plan review.

I look forward to hearing from you.

Yours faithfully,

Peter Thomson