

# KILDARE COUNTY COUNCIL



# BALLYMORE EUSTACE

## DEVELOPMENT PLAN

PLANNING DEPARTMENT  
KILDARE COUNTY COUNCIL  
MARCH 1996

**BALLYMORE EUSTACE**

**INTRODUCTION**

## 1.1 INTRODUCTION

Ballymore Eustace is not a scheduled town as defined in the Local Government(Planning & Development) acts 1963 - 1993. However the village was recognised in the 1977 County Development plan as a "Special Village" as having an overall character and special quality. A development plan for Ballymore Eustace was prepared for the 1977 County Development Plan. This plan was reviewed in 1985. The 1985 Plan will be replaced by this new document. In dealing with development in Ballymore Eustace the Council will have regard to the necessity of maintaining its amenity, character and special quality.

### 1.1 PERIOD OF THE PLAN.

The period of this plan should be taken as five years from the date of its adoption by the Council, or until the plan is varied or a new plan is made.

### 1.2 PLAN AIMS .

The basic aims of the Plan is to set a framework for the physical growth of Ballymore Eustace so that development can take place in a co-ordinated and orderly manner while at the same time conserving the intrinsic character of the village. The Plan, therefore sets out basic policies and objectives, the implementation of which will contribute to the achievement of this aim. The emphasis in this plan is on retaining the character of the village and encouraging compatible development within the village while at the same time restricting ribbon development and maintaining a clear division between the town and countryside.

### 1.3 STATUS CONTEXT AND CHARACTER.

Ballymore Eustace is a small village picturesquely situated on the right bank of the river Liffey approximately half a mile from the Kildare - Wicklow border. It is situated in a highly attractive area overlooking the Liffey Valley meander in a setting of high quality agricultural land. The principal function of the village is to act as a local service centre.

The present village developed in association with a woollen mill which commenced production in the early 19th century. The street plan, two streets at right angles joining in a central square, dates from the same period and some of the rows of small cottages which line much of the two main streets were built to house weavers and other mill workers. In recent years , there have been a few additions to this 19th century layout. The expansion of the village is physically restricted on three sides. To the north, there are sand and gravel pits which as well as affecting its expansion, pose a serious threat to the surroundings.

To the east there are the lands of Dublin Corporation Waterworks and the Golden Falls hydro-electric station and to the west, there is the low-lying valley of the river Liffey.

The village has tended to develop in the only direction possible, i.e. southwards. In recent times, development has spread in a broad scattered pattern out towards Broadleas Commons.

#### 1.4 POPULATION

The population of Ballymore Eustace rose from 426 in 1971 to 559 in 1979. In 1981 it was 545 and this had increased to 575 in 1986. The population of the village at the time of the 1991 census was 625.

Table 1 below shows the changes in population.

##### TABLE ONE

Population of Ballymore Eustace 1971 -1991

1971	1979	1981	1986	1991 -
462	559	545	622	625

The planning department has carried out two projections based on trends from 1981 to 1991 and from 1971 to 1979. The result of these projections is as follows:

##### TABLE TWO

YEAR	1998	2003
1ST TREND	681	721
2ND TREND	789	850

Therefore over the next five years a maximum of 164 persons need to be accommodated and this figure could be as low as 56 persons.

#### 1.5 EMPLOYMENT AND INDUSTRY

There is one manufacturing outlet in Ballymore Eustace (O'Rourke joinery). Other sources of employment in the village are retail outlets, Ballymore Homes office, the primary school, agriculture including bloodstock and the sand and gravel extraction industry. The E.S.B. and The Dublin Corporation water treatment plant also provide a significant level of employment in the area.

It is the policy of the Council to,

- (a) encourage and facilitate the expansion of existing industry and encourage new industrial development by making adequate serviced land available.
- (b) co operate with Forbairt and Forfas and other national bodies to attract further industry to the village.
- (c) ensure that industrial areas have good easy and safe access to the public road network.
- (d) safeguard residential areas of high environmental quality from any adverse effects arising from industrial development.

#### 1.6 UTILITY SERVICES

The present sewerage scheme is considered to be overloaded. It is intended to construct a new wastewater treatment plant and the Council will endeavour to have a new waste water treatment plant provided during the period of the plan. The village is in a favourable position regarding water supply. It is supplied from the adjoining Dublin Corporation Treatment Plant. The water supply is adequate for any anticipated development which may occur during the period of the plan.

It is the policy of the Council to provide water in sufficient quantity and quality to serve the needs of existing consumers and the projected population increase, and to facilitate future industrial and commercial development.

It is the policy of the Council to provide the necessary drainage facilities to serve the needs of all development within the village and to prevent pollution.

#### 1.7 REFUSE COLLECTION

Ballymore Eustace is served by a once weekly collection service run on a contract basis. A private operator also provides a collection service. It is the intention of the Council to introduce a wheel bin service for the village during the period of the plan. Refuse is disposed of in the Councils central landfill site at Silliot Hill Kilcullen.

## 1.8 TRANSPORTATION

### 1.8.1 Bus Service

Ballymore Eustace is served by Dublin Bus services. The number 65 bus serves the village to Dublin City. The service is provided seven days a week. Dublin Bus is constantly reviewing the level of service and the need for additional services will be related to the demand for such services.

### 1.8.3 Roads

Ballymore Eustace is situated on the right bank of the river Liffey approximately one kilometre from the Kildare - Wicklow border, on the regional road R411 to Naas. It is situated 10Km from Naas and 35Km from Dublin. At present, parking is mostly provided along the street, and this appears to be adequate. Unless the situation changes dramatically, provision of car parks is not anticipated.

It is the Policy of the Council to:

investigate the provision of additional parking facilities in the village as the need arises and to improve footpaths, dangerous bends and junctions as financially feasible, subject to planning and design constraints.

## 1.9 HOUSING

Over the last two years the Council has built a total of nine houses on its land. This has exhausted all lands in the ownership of the Local Authority for house building purposes. There has been only one private housing estate within the village, (Hillcrest estate).

It will be the policy of the Council :

(a) to provide and facilitate the provision of housing to meet existing and future needs in both private and social housing sectors.

(b) that a high standard of design be incorporated in the structure and layout of residential areas.

(c) that there be a variety in the density of development and in the form, size and type of dwellings within residential areas and that the density should be appropriate to the type of development.

(d) to provide local authority dwellings, private sites, and joint venture housing co-operatives to provide subsidised housing as the need Arises.

(e) to acquire land for housing as necessary to accommodate persons who are unable for financial or other reasons to provide themselves with housing

(f) to facilitate the development of private housing to meet expected housing needs for both the village and its environs.

(g) to safeguard existing residential amenities.

## 1.10 COMMUNITY FACILITIES

There is a nucleus of basic community facilities in the village. These facilities include a primary school, two churches, a mobile library service and a health clinic. The primary school, Scoil Mhuire, is located at the northern end of the village along the Naas road and was constructed in 1956.

It is the policy of the Council facilitate the provision of a new community hall to meet the needs of the population for educational, recreational, and community purposes.

### 1.10.1 Education

There is one primary school in the village, Scoil Mhuire which has an enrolment of 210 pupils. The school has seven classrooms and eight teachers. The school at present has no assembly/general purpose room. The school was built in 1956 and was extended during the period of the last plan.

It is the policy of the Council to provide for and facilitate the expansion and development of the existing school to meet the needs generated by the population. It is further Council policy that such facilities should be provided in permanent as opposed to temporary accommodation.

### 1.10.2 Library Facilities

Library service for the village is provided with a mobile library service. A branch library was provided in a prefab structure but this has now become unusable. It is intended to examine other possible locations for the provision of library services for the village within the period of the plan.

### 1.10.3 FIRE SERVICE

Ballymore Eustace is served by the Naas Fire Brigade unit.

#### 1.10.4 Garda Service

There is a Garda station within the village which is not manned on a full time basis. A call phone is provided which is linked to the Garda station in Blessington.

It is the policy of the Council to pursue the provision of a Garda Station which would be manned on a full time basis.

#### 1.10.5 Eastern Health Board

Health services are in the local health centre. The service provided is considered adequate for the level of demand. The service provided is daily with immunisation, developmental and chiropody clinics available.

It is the policy of the Council to;

(a) provide for and encourage the development of health and other community facilities in conjunction with the Eastern Health Board.

### 1.11 TELECOMMUNICATIONS

Ballymore Eustace is served by its own exchange which has 594 working lines and a household penetration rate of 65 percent.

### 1.12 SHOPPING

The principal function of the village is to act as a local service centre. Most of the shops are located around the square and provide a limited range of retail services. Naas and Dublin are frequented for durable goods and for a large range of convenience goods.

### 1.13 RECREATION

Recreational facilities include an enclosed handball alley, G.A.A. playing pitch and pavilion and water ski club. Fishing is also a popular pastime on the river Liffey.

It is the policy of the Council to:

(a) encourage the provision of improved and more social, cultural and sporting facilities to serve the needs of the town by co operating with local groups to provide new recreational and social facilities as and when required.

(b) provide sufficient open space for both passive and active recreation to serve the needs of the towns existing and future population.



(c) protect the environment and amenity of the River Liffey and to encourage any efforts undertaken to develop the Liffey as a major recreational source and to enhance its amenity value to the village.

(d) seek the rehabilitation of worked out gravel pits for amenity use.

#### 1.14 AMENITY AND CONSERVATION

Ballymore Eustace contains many buildings of architectural, or historic importance and these add to the character of the town. These have been listed in part two of the plan and are noted on the Development and Conservation Objectives map. Buildings which are not listed in the plan still warrant retention because of their contribution to the streetscape. The Council recognises that co operation with the owners of these buildings is vital and to this end will assist and advise the owners in how best to preserve the buildings. The Council will also ensure by use of its development control powers that new developments in the vicinity of these buildings are sympathetic in nature. An application for planning permission will be required in relation to any proposed alteration or demolition of a structure listed for preservation. The Council will favour the retention and rehabilitation of older buildings rather than their replacement with new buildings where practical and will require that new buildings respect and contribute to existing streetscape quality. The Council will exercise strict control over advertising in the village. The use of plastic finishes and ceramic tiles will be prevented as will the use of free standing signs. Advertising signs will have to relate to the pedestrian rather than the passing motorist. It is the policy of the Council to encourage shop fronts of traditional character in line with existing facades. The Council will assist shop owners in the improvement of their shop-fronts by free advice and guidance.

It is the policy of the Council to :

(a) ensure that new buildings are in sympathy and scale with existing developments.

(b) retain existing building line, roofscape and street patterns within the village.

(c) encourage the rehabilitation and retention of buildings of character .

(d) retain existing building line, roofscape and street patterns in the village.

## 1.15 ARCHAEOLOGICAL HERITAGE

The archaeological heritage of towns and cities is under threat from redevelopment and expansion. The Urban Archaeological Survey commissioned by the OPW has identified an area of archaeological potential in Ballymore Eustace.

It is the policy of the council to ensure proper archaeological investigation of this area. The Council will ensure by planning condition that an opportunity is provided for archaeological investigations prior to any developments which if permitted, would damage or disturb any archaeological deposits. It is the policy of the Council that such investigations should be at the cost of the developer.

## 1.16 TOURISM

It is the policy of the Council to encourage the development of tourism in co operation with Bord Failte, the Office of Public Works and other relevant bodies, so as to expand the employment opportunities available to residents in the town.

## 1.17 GAMING / AMUSEMENT ARCADES

It is the policy of the Council to refuse applications for gaming/amusements arcades as they are considered to be an undesirable use and potentially detrimental to the business commercial and residential environment of the village.

## 1.18 POLLUTION CONTROL

It is the policy of the Council to carry out the provisions of the Water Pollution Act 1977, and of the Environmental Protection Agency act 1992.

## 1.19 WILDLIFE ACT

It is the policy of the Council to co-operate with the Parks and Wildlife Section of the OPW in pursuance of the provisions of the Wildlife Act 1976.

## 1.20 LITTER ACT

The provisions of the Litter Act 1982 and any relevant legislation will be carried out by the Council in attempting to control indiscriminate dumping and bill posting.

## 1.21 CASUAL TRADING

It is the policy of the Council to carry out the provisions of the Casual Trading Act 1980.

## 1.22 DEVELOPMENT CONTROL

The Council is required to control development to ensure that permissions granted under the Planning Acts are consistent with the policies and objectives of the Development Plan. It is the policy of the Council to provide advice and guide-lines to potential applicants. The relevant standards for residential and commercial developments are set out in the development control section of this plan.

## 1.23 CONTRIBUTIONS

The Council, bearing in mind the capital expenditure necessary for the provision of essential services to facilitate development will require contributions towards the provision of such services as are provided for in the Local Government (Planning and Development) Acts 1963 - 1992 Contributions payable will be adjusted in accordance with the building cost index or the consumer price index.

## 1.24 FINANCE AND IMPLEMENTATION

The availability of resources, including financial resources, will determine the likely implementation of the policies, objectives and proposals as set out in this Development Plan. This in part will depend on Government grants and approvals.

## 1.25 RESOURCES AND ORGANISATION

In principle, as and when land comes on the market, consideration will be given to its purchase in order to facilitate the proper development of the village and in particular its amenities. Subject to the availability of finance, the Council will facilitate the provision of sites for the needs of the population. It shall be the policy of the Council, where agreement cannot be reached for the purchase of such lands or buildings as may be required to carry out its statutory powers and functions, that such lands and buildings as are necessary will be acquired by compulsory purchase.

**SECTION TWO  
OBJECTIVES**

## 2.0 INTRODUCTION

Specific objectives of the Council for the village of Ballymore Eustace are set out in this part of the plan. Where appropriate, their locations are shown on the Development and Conservation Objectives map. The objectives relate to proposals which the Council intends to initiate within the five year period from the date of adoption of this plan. Some medium and long term proposals are also included in the Plan in order that their eventual implementation is not prevented by short term developments.

The attainment of objectives is conditional on the necessary finance being available and where appropriate on the approval of the Minister of the Environment. The Council will require contributions from developers towards expenditure including roads parking facilities sanitary services and open space. Should any conflict arise between the written statement and the maps the written statement will prevail.

## 2.1 DEFINITIONS OF BOUNDARIES

For the purpose of its development plan as required under the Local Government (Planning and Development) Act 1963, the boundary of Ballymore Eustace is that as shown by the heavy continuous line on the objectives map. The statutory development plan for Ballymore Eustace applies only to this area. In considering the development area boundary for the village, the following elements have been taken into consideration:

- (1) The location and size of Ballymore Eustace in relation to Naas and the Dublin region.
- (2) The present and future situation regarding the provision of essential services i.e. water and sewerage.
- (3) The development area under the 1985 plan and the amount of committed and uncommitted land within this area.
- (4) The existing sand and gravel pits to the north of the village.
- (5) The lands of the Dublin Corporation Waterworks to the east of the village.
- (6) The topography of the area adjacent to the village.
- (7) The river Liffey to the west and south of the village.
- (8) General planning principles.

The area within the heavy continuous line shown on the conservation and development objectives map will be the development area boundary for Ballymore Eustace. Due to the size of Ballymore Eustace it is not proposed to adopt a rigid land use zoning objective strategy for the village. Extensive or dense development will not be permitted outside the development area until such time as the land within it is substantially developed.

## 2.2 UTILITY SERVICES

It is an objective of the Council to :

US1 provide a new wastewater treatment plant to service the village.

US2 prevent / eliminate foul discharge to the surface water system.

US3 prevent / eliminate surface water to foul water system.

US4 ensure the change over from septic tanks to mains connections in all cases where this is feasible.

US5 preserve free from development the wayleaves of all public sewer and water mains.

US6 augment existing water supply as the need arises.

US7 reduce water wastage in the supply system.

US8 continue with the collection of domestic refuse and expand the service as required.

## 2.3 TRANSPORTATION

It is an objective of the Council to :

T1 Improve and widen Ballymore/ Harristown road between the development boundary and Naas road.

T2 Resurface Truce road between the development boundary and the Naas road.

T3 Realign and improve Ballymore / Poulaphoca road between Dublin Corporation waterworks entrance and the village.

T4 Realign and improve Naas / Ballymore road between the sand pit and the village.

T5 Improve and widen Naas / Ballymore road the R411 between Ballymore bridge and southwards to the development boundary.

T6 Investigate the improvement of pedestrian accessibility across Ballymore bridge to ensure easier and safer movement of pedestrians across the bridge.

T7 Resurface Plunket Road.

T8 Improve the junction between Ardinode road and Naas / Ballymore road.

T9 Improve and provide a footpath and public lighting between the development boundary at Truce road and the village.

T10 Improve and provide a footpath and public lighting between Ballymore bridge and, southwards to the development boundary.

T11 Improve and provide a footpath and public lighting between the development boundary at Naas / Ballymore road and the existing footpath in the village.

T12 Improve and provide a footpath between the development boundary at Ballymore / Harristown road and the village.

T13 Improve and provide a footpath and public lighting between the development boundary at Ballymore / Poulaphouca road and the existing footpath in the village.

T14 Improve and provide a footpath and public lighting at Plunket road between J.B. Donachy motors and the Main Street.

T15 Refurbish selected sections of the footpaths in the village.

T16 Ensure the provision of permanent surface to all private and public car parks.

## 2.4 HOUSING

It is an objective of the Council to :

H1 continue to provide Local Authority housing as the need arises and as finance and land become available.

H2 facilitate the development of private housing to meet the expected housing needs.

H3 to provide land for private sites and joint venture housing schemes where feasible.

H4 ensure a high standard of layout provision of open space and landscaping in future private housing developments.

H5 develop housing estates using the principle of short culs - de sac, courts or open squares accessed from local distributor roads to ensure safety and privacy and providing for designs which will facilitate pedestrian movement and restrict or control vehicle traffic.

H6 preserve, where possible hedgerows in the area which act as natural boundaries between housing areas and which form visually pleasing features.

H7 preserve and improve the amenities of existing residential areas.

H8 ensure that infill housing is in keeping with the existing area in terms of scale density and design.

H9 prohibit ribbon development on the approach roads to the village.

## 2.5 COMMUNITY AND EDUCATION

It is an objective of the Council to :

CE1 co operate with the Eastern Health Board and other statutory and voluntary agencies in the provision of health, community and social facilities

CE2 co operate with the Department of Education and the school management board in the provision of school facilities.

CE3 investigate the provision of adequate open space and community facilities to cater for the needs of the population.

CE4 investigate possible locations for the provision a permanent structure for library services for the village

## 2.6 AMENITY AND RECREATION

It is an objective of the Council to :

AR1 co operate with the statutory and voluntary bodies in the provision of amenity developments alongside the banks of the river Liffey.

AR2 preserve significant trees and groups of trees which are of special amenity value through the use of tree preservation orders and other measures at the following locations:-

- 1) trees in the grounds of St. Johns Church
- 2) trees in the grounds of the old woollen mills by the river Liffey



.3) trees covered by the existing Tree Preservation Order on the west bank of the river Liffey.

AR3 encourage the removal of overhead cables and wires within the village in conjunction with the various utility companies.

AR4 ensure the provision of small playlots in new housing schemes;

AR5 ensure through the development control process, that all new residential estate developments contain a well defined, well located, and well maintained usable open space, which is adequately landscaped and contains well defined boundaries,

AR6 preserve views and prospects forming the setting and environs of all buildings and structures listed for preservation.

AR7 ensure that trees and hedgerows will be conserved where appropriate, through encouragement, tree preservation orders and where possible a requirement that they are retained in new developments.

## 2.7 ITEMS FOR PRESERVATION

It is an objective of the Council to protect and preserve all items of architectural, historical archaeological, scientific, amenity and townscape interest.

The Council will, accordingly, in its development control function have regard to this objective. Any proposal to demolish or alter these items in any way will require prior planning permission and the effect of this objective is to remove any such development from the exempted development provisions of the planning acts and regulations.

The listing of these items for their preservation denotes their inherent value to the community. This value is recognised by the Council and to this end the Council in its tourism role will draw attention to the heritage that they represent. It will be an objective of the Council to assist owners of such properties in their maintenance and repair through free advice, and through advocacy with central Government and the relevant bodies such as the National Heritage Council for the provision of financial incentives for their upkeep.

The Council recognises the need for continued maintenance and upkeep of these items of historic, archaeological and / or townscape interest. The Council may, therefore favourably consider proposals for their re use or change of use to higher value economic uses, which will not involve the material alteration or the destruction of their character provided such use would be in accordance with the proper planning and development of the area. In addition to the items themselves, it is an objective of the Council to preserve their environs and setting and to prevent or exclude any developments which would destroy or detract from their amenity value. It is also an objective of the Council to preserve views and prospects of these items. All such views and prospects are considered by the Council to be of special amenity value and / or special interest.

## ITEMS FOR PRESERVATION

ITEM	Map ref	Rating
Catholic church	IP1	R
Terrace of single storey cottages between the bridge and the Catholic Church	IP2	L
Church of Ireland Church	IP3	R
Public house on the corner of the market square and the Naas road	IP4	L
Old Woollen mill site and mill race	IP5	L
Malones shopfront Main Street	IP6	L

### 2.8 DERELICT/ VACANT LAND

It is an objective of the Council to:

DV1 identify and secure the development and renewal of obsolete areas within the development boundary through the use of legal powers available under the Derelict Sites Act 1990.

DV2 identify and compile a list of derelict properties within the village.

### 2.9 INDUSTRY

It is an objective of the council to:

I1 encourage and facilitate the expansion of existing industry.

I2 encourage new industrial development by making adequate serviced land available.

I3 ensure that industrial areas have good easy and safe access to the public road network.

**SECTION THREE  
DEVELOPMENT CONTROL**

### 3.1 GENERAL

The purpose of this section of the Plan is to ensure a high standard of design, layout and function for all development for which planning permission is necessary under the Planning Acts and Regulations, to conserve what is good in the existing built and natural environment, and to protect the amenities of the village.

Development Control will be exercised by the Council in a positive manner, having regard to the provisions of the Local Government (Planning and Development) Acts 1963 to 1993, and with regard being had to the proper planning and development of the village, its amenities and the Council's policy objectives for the village. The requirements and standards set out herein should be seen in this light.

### 3.2 DEVELOPMENT STANDARDS

#### 3.2.1 PARKING

Proposals for new development, redevelopment and changes of use will normally be required to make provision for the parking of vehicles in accordance with the standards set out below. In exceptional circumstances, this requirement may be reduced for road safety or environmental reasons, or to allow the re-use of existing buildings. In general, however, each development must provide the following car-parking space:-

TABLE III.

LAND USE	UNIT	PARKING SPACES PER UNIT
Church	Seat	0.33
Library	100 sq.m gross floor area	3.00
Schools	Per Classroom	1.00
Dwelling-house	Dwelling	1.00/2.00
Flat	Dwelling	1.25
Ballroom Private Dance Clubs	10 sq.m dance floor and sitting down space	3.00
Restaurant	10 sq.m dining-room	2.00
Bars, Lounges, Function Rooms	8 sq.m net public space	3.00
Shopping Centre, Retail		
Store less than 250 sq. m	100 sq.m gross floor area	4.00
250 sq.m - 1,000 sq.m	100 sq.m gross floor area	6.00
greater than 1,000 sq.m	100 sq.m gross floor area	8.00
Take-aways	100 sq.m gross floor area	6.00

NOTE: Any development not specifically listed in the table above will have its car parking requirement decided on its merits having regard to each particular development.

In implementing the above standards, however, the Council will reserve the right to alter the requirements having regard to each particular development.

Where car-parking bays are being provided by the developer, it will be necessary for the bays and aisles to be marked out on a permanent durable surface with lines 100mm wide in a durable material and to the required dimensions as stated below, in accordance with the recommendations set out in RT 181 published by An Foras Forbartha.

Where the provision of car-parking is required by this Plan in relation to a development such provision may be met by providing the required spaces within the development or, where the Council require, by a contribution in accordance with the powers contained in the Local Government (Planning and Development) Acts, 1963 to 1992.

TABLE IV

BAY	DIMENSIONS
Car-Parking Bays	5.0m x 2.5m
Loading Bay	6.0m x 3.0m
Circulation Aisles	6.0m in width

NOTE: Credit will be given for existing authorised use in calculating the above standards.

### 3.2.2 BUILDING LINES

In the case of the existing village, there will be no defined building lines, and the existing grain of the townscape will be the governing factor.

Where a development requires that the existing roads/footpaths and public lighting be improved/extended, or any other works carried out, to facilitate a development, then a financial contribution to cover the cost of the said facilities will be levied by the County Council. This contribution will be in addition to the other contributions normally levied.

In implementing the above standards, however, the Council will reserve the right to alter the requirements having regard to each particular development.

Entrances to new or improved buildings must be designed and sited so as not to interfere with the free flow of traffic or cause unnecessary obstruction to road users.

All footpath crossings must be properly dished and constructed to the Council's satisfaction.

### 3.2.3 CARE FOR PERSONS WITH DISABILITIES

It is Council policy to provide for suitable access for persons with disabilities to all buildings serving the public. All new public buildings (i.e. all buildings ordinarily used, in whole or in part, as a shopping centre, cinema, bank, health centre, theatre, hall, library, hospital, school, college, community centre, public institution or place of worship) must provide access for persons with disabilities. In this regard, the Council will expect developers of such buildings to comply with the standards set out in the 1992 Building Regulations of the Department of the Environment.

In the case of community centres and buildings which are generally used by people with disabilities or old people for social activities, the Council will require that at least one W.C. compartment in the building be designed to meet the needs of the disabled. Access to such provision internally must be such as to enable its use by the disabled. The relevant guide-lines are contained in the National Rehabilitation Board's publications.

The needs of people with disabilities must also be taken into account in the design and construction of footpaths and parking areas. All footpaths in private commercial and housing developments must be dished at junctions. All parking areas must make provision for spaces for disabled drivers, and such spaces should be located in the most convenient locations for ease of use.

### 3.2.4 GAMING AND AMUSEMENT ARCADES

The Council considers that gaming arcades are an undesirable use, and potentially detrimental to the business and commercial environment of the village. Any proposals for gaming will accordingly be refused.

Similarly, amusement arcades involving amusements other than gaming as defined in the 1956 Gaming and Lotteries Acts will not be permitted. It should be noted that the placing of amusement machines in business premises used primarily for other purposes (e.g. take away outlets, licensed premises, etc.) requires planning permission and is not considered by the Council to constitute exempted development.

### 3.2.5 ENVIRONMENTAL IMPACT ASSESSMENT

The Council will operate the provisions of the European Communities (Environmental Impact Assessment), Regulations no.349 of 1989, and of the Local Government (Planning and Development) Regulations no. 25 of 1990. All developments to which these Regulations apply, including projects of public authorities, will be required to submit detailed Environmental Impact Statements as part of the approval process.

### 3.3 RESIDENTIAL DESIGN STANDARDS

#### 3.3.1 GENERAL

It is a major policy aim of the Council to improve the quality of residential estates through the implementation of its residential design guide-lines and standards. This section of the Plan sets out these guide-lines and standards.

Existing residential development within the village has taken the form of single houses on separate sites of the order of half an acre in size, each served by its own septic tank percolation area and well.

Due to the lack of public utility services within the village it is likely that any new developments will continue in this form. As a result it is not intended to seek residential densities which would be more appropriate to larger urban areas.

#### 3.3.2 DRAINAGE AND INDIVIDUAL HOUSES

Sites for houses in rural areas without main drainage shall generally be half an acre, at least, in extent. In all cases, the provision of septic tanks and their associated percolation systems must comply in full with the standards set out in SR6: 1991, as published by EOLAS under the title "Septic Tank Systems - Recommendations for Domestic Effluent Treatment and Disposal from a Single Dwelling House".

#### 3.3.3 SERVICES

All services, including E.S.B., public lighting cables, telephone and television cables shall be provided underground in new housing developments. Provision should be made for the siting in unobtrusive positions of transformer stations, pumping stations and other necessary service buildings, all of which must be ground located or underground.

#### 3.3.4 STREET LIGHTING

Street lighting shall be in accordance with the recommendations made in E.S.B. publication entitled "Public Lighting in Residential Estates", 1974. Additional lighting will be required for pedestrian links.

#### 3.3.5 ROAD NAMES

It is the policy of the Council that names of residential developments shall reflect local and Irish place-names and shall incorporate old names for the locality as far as possible. No development work shall be allowed on development sites, nor advertising of housing schemes, until the name has been agreed with the Council. The naming of residential developments shall be approved by the Planning Authority in order to avoid confusion in regard to similar names in other locations.

### 3.3.6 STANDARD OF CONSTRUCTION

The standard of construction of roads and footpaths within residential estates, as well as of sewers, surface water drains and water-mains shall be as set out in An Foras Forbartha publication "Recommendations for Site Development Works for Housing Areas", 1984. Arrangements shall be made during the development of residential estates to allow monitoring by the Council's staff. This will facilitate the taking-in-charge of estates upon completion.

### 3.3.7 OPEN SPACE AND LANDSCAPING

The primary functions of public open space in housing areas are aesthetic and recreational. Open space provides a visual break and visual variety. Open space should be integrated into the overall design concept of the housing layout and should be overlooked by as many houses as possible.

A landscaping scheme should be designed as an integral part of the development. Existing trees and hedges should be retained where possible, and such trees should be carefully marked on the site for preservation before any development commences. Those features should also be indicated on the application for permission.

Public and communal open space in new residential developments, in excess of the open space attached to dwellings, shall be provided at the rate of 1 hectare per 150 dwellings/flats or 10% of the total area of the site, whichever is the greater. In calculating the area of open space, the area of road, footpaths and grass margins shall not be taken into account. The Planning Authority will not accept backlands, lands on steep slopes, marshland, etc., as qualifying for open space assessment, nor shall open space incidental to roads, (i.e., grass margins, roundabouts, etc.) be considered as open space. The minimum unit of open space acceptable is 200 square metres with 10m as a minimum dimension for any side.

Provided, where in the opinion of the Planning Authority, it would not be in the interests of the proper planning and development of the area to require the provision of open space at the above standards, the Planning Authority may, by condition attached to a planning permission, require a developer to pay a stated sum of money towards the cost of providing open spaces elsewhere, as provided for in Section 26 of the Local Government (Planning and Development) Act, 1963.

The developers of residential estates shall be required to vest all open spaces in the Council's ownership as public open space upon the taking-in-charge of the estates.



### 3.3.8 BONDING TO SECURE COMPLETION OF DEVELOPMENTS

The Council will require all developers of housing estates to produce satisfactory bonds for the completion of estates to the standard required by the Council for taking-in-charge. In determining the amount of bond, the previous record of a developer in completing estates satisfactorily will be taken into consideration. Similar bonding will be required in appropriate cases, such as sand and gravel, quarrying operations and private industrial estates, as the Council considers necessary.

### 3.3.9 CONTRIBUTIONS

The Council, bearing in mind the capital expenditure necessary for the provision of services which facilitate development, will require contributions towards the provision of such services as are provided for under the terms of the Local Government (Planning and Development) Acts 1963 - 1993. It is Council policy that the rate of contribution in respect of development will be assessed on an individual basis, except where overall contributions are warranted (e.g. for mains water supply over the village area as a whole). It is also Council policy to update on an annual basis the amount of contribution having regard to changes in the building cost index or in the consumer price index, as appropriate.

## 3.4 ADVERTISING AND SHOP-FRONT DESIGN STANDARDS

### 3.4.1 GENERAL

It is the policy of the Council to encourage a high standard of shop-front design and in the provision of advertising. This section sets out the Council's guide-lines and requirements in this area.

The need to develop the character of the village and to embellish its streetscape and its amenities for its inhabitants is the main priority of the Council. In general, where amenity and civic design considerations conflict with the needs of commercial interests, the Council will require that amenity and civic design considerations will predominate.

The principles of good shop-front design will be the essential guide-lines used by the Council in assessing proposals for new shop-fronts and replacement facades. The Council will provide free design advice to developers wishing to carry out such work.

### 3.4.2 SHOP-FRONTS

It should be noted that the replacement of an existing shop-front requires planning permission, and is not considered by the Council as constituting exempted development.

The Council will encourage good shop-front design and the development of fully detailed new shop-fronts of traditional style, using appropriate materials and properly proportioned.

New shop-fronts of modern design will be accepted, providing that they are built using traditional materials and are designed to traditional principles of scale, proportion and detailing.

In the re-development of shop-fronts, and in the provision of new shop-fronts on existing buildings, the following considerations shall apply:-

- a) traditional materials shall be used for all visible parts of the work;
- b) the twin elements of a fascia board (to carry names and advertising) and pilasters (to frame and delineate the shop-front boundary) shall be provided in all cases;
- c) the design must be approached in an integrated way, including advertising, lighting and other features;
- d) colour schemes should co-ordinate with adjoining buildings and shop-fronts, and should be chosen to enhance the proportions and detailing of the whole building;
- e) vertical emphasis and proportions should be kept, and plot divisions should be expressed externally (even if the shop crosses them internally).

The Council will actively discourage, through its advice and guide-lines and through the imposition of conditions in planning permissions, or refusal of permission in certain cases, the following:-

- a) the enlargement, or remodelling to a horizontal emphasis, of existing windows above ground floor level;
- b) the construction of fascias linking two or more buildings/plots which have different architectural identities;
- c) the use of standardised brand names or corporate designs as part of shop-front fascia advertising;
- d) the use of roller shutters and their boxes on the exterior of shop-fronts;
- e) the use of large areas of undivided glass or the provision of new display windows with a horizontal emphasis;
- f) the permanent removal of the shop-front and the creation of an opening through which direct trading onto the pavement is carried out.

It should be clearly noted that proposals for new or replacement shop-fronts which exhibit the above characteristics will not be acceptable, and if not amended or altered, will be refused.

Unauthorised alterations or developments exhibiting these characteristics will be the subject of legal proceedings to ensure their removal.

### 3.4.3 ADVERTISING

Advertising should be designed as an integral part of the business premises. Signs will not be allowed to dominate the facade nor interfere with windows or other features or detailing on the building.

The following types of shop-front advertising will be encouraged by the Council:-

- a) the use of traditional painted sign-writing on fascia boards, using appropriate colour schemes;
  - b) the use of solid block individual lettering, affixed directly to fascia boards or facades;
  - c) the use of spotlighting or floodlighting of fascia boards, shop-fronts or entire facades (provided that the light fixtures are of modest form and size and that such lighting will not cause a traffic hazard);
  - d) the painting of stallrisers and other features to enhance the design of the shop-front, using appropriate colour schemes;
  - e) the provision of traditional timber or wrought iron hanging signs, with painted or enamelled finishes. Such signs must be of a limited size and projection, and shall be limited to a maximum of one sign for each building facade.
- The following types of shop-front advertising will not be permitted by the Council, and will be actively discouraged:-

- a) the provision of plastic, P.V.C., perspex and neon signs or lettering or detailing on any exterior;
- b) the provision of internally illuminated box fascia signs;
- c) the provision of internally illuminated projecting signs, whether fixed or hanging;
- d) the provision of flashing, reflectorised or glitter-type signs or detailing at any location on the exterior of the building, or so located within the exterior as to be intended to be viewed from the exterior;
- e) the provision of any signs or other devices which project above the level of the eaves or parapet, or obtrude on the skyline, or outside the general bulk of the building;
- f) the provision of multiple signs, whether small or large, which would cause visual clutter on buildings or within the streetscape;
- h) the use of standardised brand names or corporate designs.

#### 3.4.4 CANOPIES

The erection of plastic or fabric canopies of the "Dutch" type will be discouraged. Such canopies disrupt the view along the street and obscure both shop-front detail and neighbouring advertising and are in general not acceptable. Where shading of a window display is required the use of traditional rectangular sun blinds/awnings of the retractable type may be permitted. The erection of a canopy or awning requires planning permission.

The Council will use its enforcement powers, as well as persuasion, to ensure the removal of unauthorised canopies.

#### 3.4.5 ROLLER SHUTTERS

The installation of security shutters can visually destroy and deaden the shopping street at night, and thereby detract from the environment of the town. It is the policy of the Council to discourage the use of such shutters, and to ensure the removal of unauthorised ones. The erection of a roller shutter, and its associated housing, requires planning permission.

Where security shutters are considered to be essential - for example, because of the type of business transacted or goods stored and where the location so indicates, the Council may permit them provided that they meet the following criteria:-

- a) they must be of the open-grille type (not perforated or solid);
- b) they must be painted to match the shop-front colour scheme;
- c) they must be located, together with their associated housings, behind the window display or behind the glazing.

Roller shutters which are located on the exterior of the shop-front will not be permitted. It is Council policy to pursue the removal of all unauthorised such shutters through the use of appropriate enforcement powers.

Alternatives to roller shutters, such as the use of traditional panelled timber shutters or demountable open grilles will be preferred where security needs are involved. Such alternatives require planning permission, but will be favourably considered in place of roller shutters.

The use of roller shutters and their housings for advertising purposes is considered to be objectionable and will not be permitted.

### 3.4.6 BRAND AND CORPORATE ADVERTISING

The use of standardised brand or corporate advertising will be discouraged by the Council. It is considered that advertising should relate to the names of local proprietors and their establishments, as this will reinforce a local identity and community. Corporate or brand advertising which relates to a national or international identity is not considered appropriate to the external appearance of commercial buildings or to the streetscape of the village. Internal brand advertising within premises is acceptable provided that it is not so designed as to be viewed from the exterior.

Where corporate advertising is permitted, it will be expected to be in a form and design which is compatible with the elements of the streetscape, and with the requirements of this Development Plan. Compatibility with individual buildings and with the streetscape will be considered to be more important than uniformity between the branches of a company.

The provision of projecting brand signs, of whatever type or design, will not be permitted.

### 3.4.7 OUTDOOR ADVERTISING STRUCTURES

Outdoor advertising structures will not generally be permitted within the village, whether free-standing or attached to buildings. However, in cases where they screen a derelict structure or other eyesore, they may be permitted on a temporary basis. In particular, the use of gables or sides of buildings for the exhibition of advertising structures will not be permitted.

Outdoor advertising structures will not be permitted in the open countryside, or where they would conflict with the visual amenity of residential areas and open spaces, or where they would restrict a view or prospect of special amenity or special interest.

Roadside advertising will not be permitted, nor at any location away from the roadside where it could cause the creation of traffic hazard. Direction signs of a tourist nature, for local advertising and without any advertising matter, may be permitted in certain circumstances.

Advertising structures (such as sandwich boards) placed on public footpaths shall be restricted having regard to visual amenity and pedestrian and traffic safety. Licences may be required for their erection and/or maintenance.

The requirements of this Section of the Plan relating to advertising are set out under the provisions of Section 26(6) and 56(1)(c)(iv) of the Local Government (Planning and Development) Act 1963, and of paragraph 9 of Part IV of the Third Schedule of that Act.

## 3.5 AGRICULTURAL DEVELOPMENT

### 3.5.1 GENERAL

This Section of the Plan outlines the Council's standards in respect of agricultural development. As the village is not a scheduled town within the meaning of the Planning Acts certain agricultural developments may be exempt from planning permission subject to the criteria laid down in Exempted Development Regulations No.86 of 1994. The Council will operate the relevant legislation in the light of ensuring the continued viability and use of existing farming enterprises and their development in accordance with environmental criteria and the policies and objectives contained in this Plan

### 3.5.2 POLLUTION CONTROL

The Council will exercise its powers under the Planning Acts and under the Water Pollution Act to ensure that agricultural development will not cause pollution to watercourses. All new and existing agricultural developments will be required to ensure that all effluent, including yard run-off, is collected and stored within the confines of the development.

### 3.5.3 DESIGN

In the construction and layout of agricultural buildings, the Council will have as its objective the sympathetic siting of these buildings in the landscape so that they can be properly integrated over time. In this regard, the provision of tree planting, including shelter belts and screening, will be required.

The finishes of agricultural buildings will be required to meet high standards of maintenance, and must have colours and textures which will be unobtrusive. This is particularly necessary for larger buildings. Generally, cladding of dark-brown, dark-green or grey colours will be preferred to lighter colours, and roof areas should be darker in shade than side panels or walls.

The Council will encourage the grouping of agricultural buildings so as to minimise obtrusion on the landscape, while having regard to pollution control and traffic safety considerations.

### 3.5.4 TREE PLANTING/HEDGEROWS

The Council will encourage tree planting on agricultural holdings, particularly using native deciduous tree species.

Where new farm developments or extensions to existing facilities are proposed, the Council will require the provision of tree planting including shelter belts.

It is Council policy to retain existing stands of trees, individual trees and hedgerows of visual amenity importance. In any proposals for tree-felling, the Council will consider the making of Tree Preservation Orders where appropriate (See also specific objectives in Section 2. of this Plan).

### 3.5.5 AGRICULTURAL-RELATED INDUSTRY

Agricultural-related industrial development may be permitted within the agricultural area where it does not conflict with amenity or the viable use of farm holdings for agriculture, forestry or bloodstock purposes. Other considerations which will arise in such developments will be traffic safety, pollution control, and the satisfactory treatment of effluents, smells and noise. Proper provision for disposal of liquid and solid wastes will have to be made. In addition, the size and form of buildings and the extent to which they can be integrated into the landscape, will be factors which will govern the acceptability or otherwise of such development.

### 3.6 PLANNING ADVICE AND GUIDANCE

#### 3.6.1 PLANNING CLINICS

The Council operates a system of free planning advice, where intending developers or individuals can avail of guidance on all planning matters. It is intended to continue this system for the duration of this Plan. All persons contemplating development are strongly advised to consult with the Council's officers prior to submitting planning applications. Even in the event that intended development is exempted and therefore does not require a grant of permission, developers are advised to consult before beginning work, so as to satisfy themselves that no planning permission is required. It is Council policy to give this advice and guidance without charge.

#### 3.6.2 PUBLICATION OF GUIDANCE

It is the intention of the Council to publish leaflets and brochures to give guidance on many of the policies in this Development Plan to the general public.

#### 3.6.3 CO-OPERATION WITH VOLUNTARY BODIES

It is the policy of the Council to co-operate with the various voluntary and statutory bodies towards the development and renewal of the village, and towards its promotion and beautification. To this end, joint venture operations and award schemes will be undertaken as appropriate.