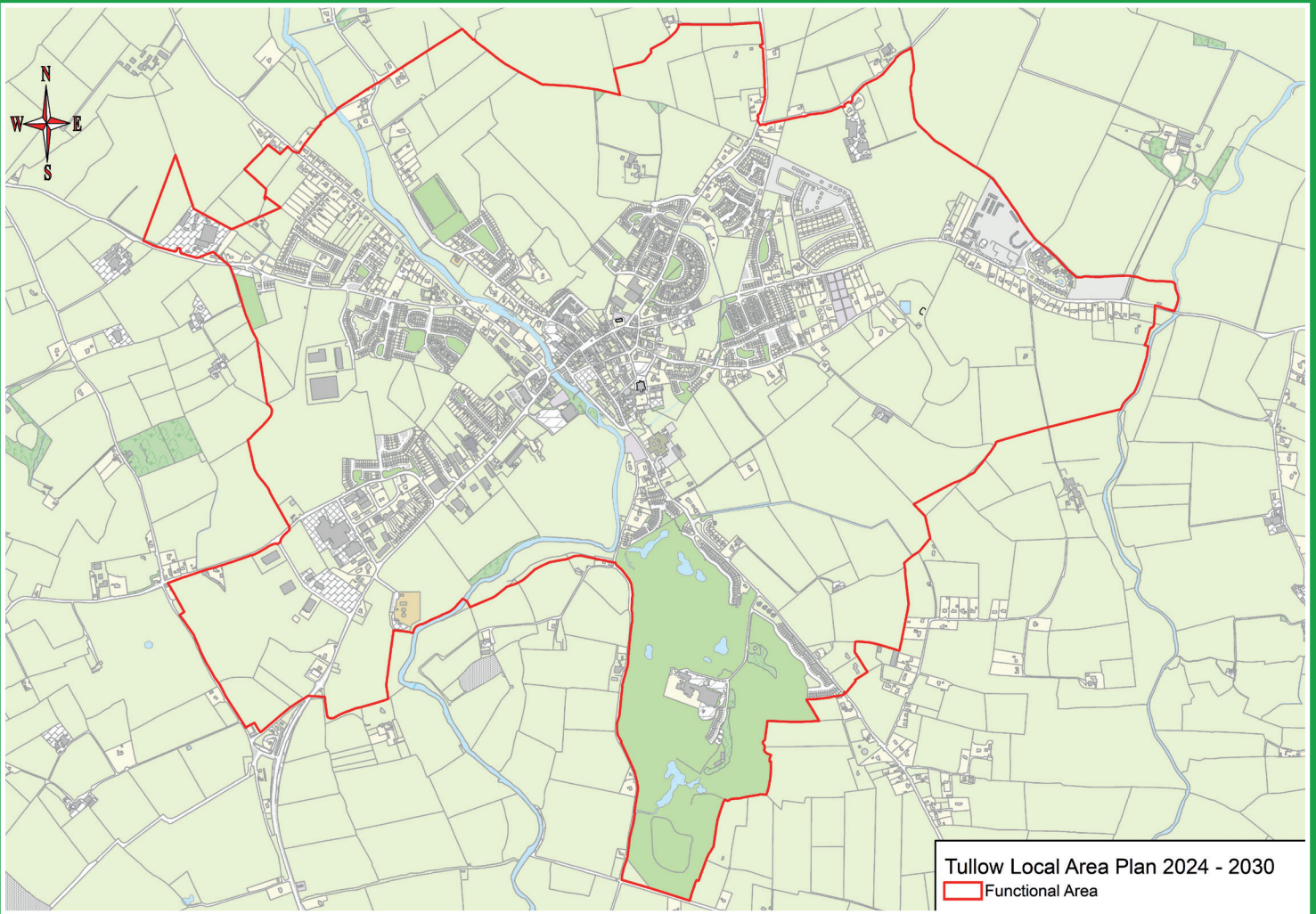


Tullow Local Area Plan 2024-2030

Issues Paper



COMHAIRLE CONTAE
CHEATHARLACH
CARLOW COUNTY COUNCIL



Map 1: Tullow LAP Boundary

Table of Contents

1	Introduction	3
2	Overview of Local Area Plan Process	4
3	Future Vision for Tullow	5
4	Strategic Planning	6
5	Overview of Tullow - Census 2022	7
6	Population and Housing	8
7	Economic Development, Retail and Tourism	9
8	Compact Growth, Urban Design, Regeneration and Public Realm Improvements	13
9	Sustainable Transport and Infrastructure	18
10	Climate Change and the Environment	20
11	Sustainable Communities	21
12	Heritage and Green Infrastructure	22

HAVE YOUR SAY

If you are interested in planning and development issues in the Tullow local area and wish to contribute to the shaping of its future, please make a submission to the Planning Authority at this stage before 5pm, 12th April 2024.

An information session for members of the public will be held on the following date:

PUBLIC INFORMATION SESSION	DATE	TIME
TULLOW		
Tullow Library, Inner Relief Road, Tullow	27th March 2024	14:30-18:00

Should any member of the public wish to make a specific appointment during the information session, please arrange to do so by phone on 059 9170307 or by email to: TullowLAP@carlowcoco.ie

Your submissions may be made in the following ways:

- 1 Through the Carlow Consultation portal listed hereunder.
consult.carlow.ie
- 2 by email to:
TullowLAP@carlowcoco.ie
- 3 in writing marked 'Tullow Local Area Plan Review' and sent to the following address:
Senior Executive Officer
Planning Department
Carlow County Council
Athy Road
Carlow

Next Steps

Following the Pre-Draft consultation process, a report on submissions received during the public consultation period will be prepared and presented to the Elected Members of Carlow County Council.

Following this, a Draft LAP will be prepared for publication in Q2/Q3 of 2024. A further period of public consultation will take place following the issue of this Draft LAP document.

It is anticipated that the Tullow LAP will be adopted Q4 of 2024.

1. Introduction

Carlow County Council is commencing a review of the Tullow Local Area Plan 2017 - 2023 (as extended).

The new Tullow Local Area Plan (LAP) 2024-2030 will set out a land use strategy for the proper planning and sustainable development of the area. It will consist of a written statement and maps indicating objectives for purposes such as the zoning of land, economic and community development; residential development; heritage and culture; open space and recreation; transportation and infrastructure; urban design; and environmental protection.

The LAP process will involve public consultation at three stages:

- 1 Pre-Draft;**
- 2 Draft Plan; and**
- 3 Proposed Amendments stage.**

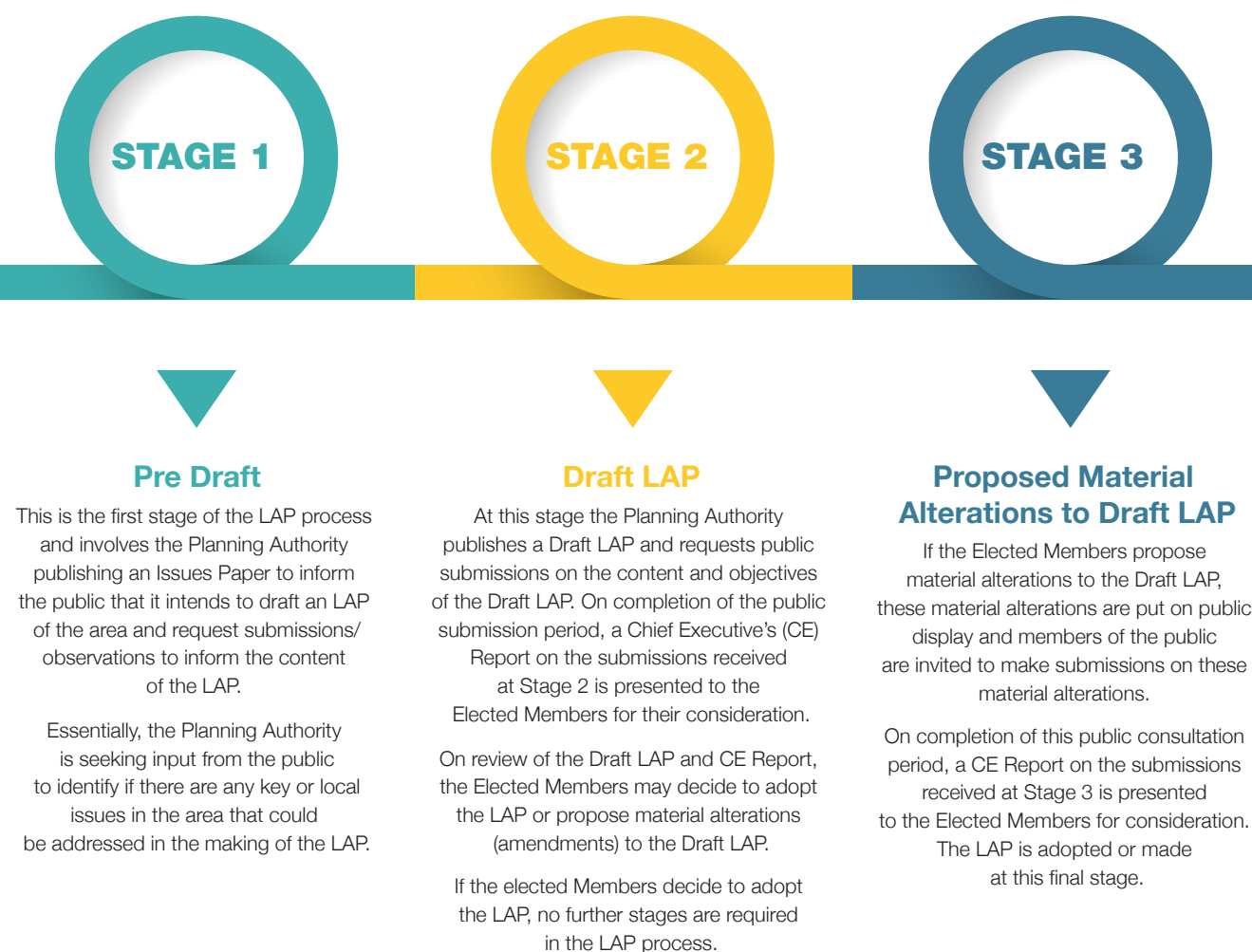
As part of the first stage, the Planning Authority is now engaging in Pre-Draft Consultation with the general public, stakeholders and interest groups. To inform the process this booklet has been prepared in order to give a broad overview of the main development issues currently impacting on the Tullow local area and identifies the issues that the next LAP could address.



2. Overview of Local Area Plan Process

A Local Area Plan (LAP) is a strategic document that guides the future development of an area in a sustainable manner over a 6 year period. The LAP document contains a written statement and maps (including zoning maps) detailing the various objectives of the LAP.

There are 3 no. separate stages involved in making and adoption of a LAP. These are as follows:



An integral part of the LAP process, involves the completion of three key environmental assessments on the contents of the LAP. These assessments comprise:

- Strategic Environmental Assessment (SEA)
- Appropriate Assessment (AA)
- Strategic Flood Risk Assessment (SFRA)

These assessments cumulatively consider the potential effects of the LAP on the environment, habitats or species protected by EU designation.

3. Future Vision for Tullow

Tullow is designated as a ‘District Town’ in the Settlement Hierarchy of the Carlow County Development Plan 2022-2028 (CCDP). District towns are defined as well-developed serviced settlements with a moderate level of jobs supporting services and community facilities with good transport links and capacity for continued commensurate growth to become more self-sustaining.

The town has a strategic location situated approximately 16km to the southeast of Carlow town with the M9 Dublin to Waterford Motorway located approximately 8km to the west of Tullow.

The River Slaney intersects the town in a north west - south east direction.



The vision for the town, as stated in the current Tullow LAP 2017- 2023, is;

“To provide a focused approach to planning for the future growth of Tullow in a coherent and spatial fashion which seeks to deliver high levels of employment and balances future sustainable development with the conservation and enhancement of the town’s natural and built environment.”

KEY QUESTIONS TO CONSIDER

- What is your vision for the Tullow LAP over the plan period 2024-2030.
- What could the LAP target to assist in achieving this vision.

4. Strategic Planning

The preparation of the Tullow LAP will be informed by policies and objectives established in higher level planning documents including the National Planning Framework, the Regional Spatial and Economic Strategy for the Southern Region and the Carlow County Development Plan (CCDP).



While guided by the overarching national and regional planning documents, Tullow LAP functional area, is also guided by the following settlement hierarchy policies set out in CCDP (Policies CS P6 - P9):

- CS P6: 'Promote consolidation and growth with targeted investment to improve local employment, services and sustainable transport options, building on existing assets.'
- CS P7: 'Promote social and economic development and new homes in accordance with the requirements of the settlement hierarchy and the population targets of the Core Strategy.'
- CS P8: 'Promote compact growth, sustainable development, and urban regeneration through maximising the delivery of new homes and development on brownfield and infill land and in locations with strong sustainable transport links.'
- CS P9: 'To support continued growth and sustainable development with appropriate levels of growth as provided in Table 2.7 Core Strategy. Sustainable compact growth of town centre zoned sites will be prioritised together with a renewed focus on the town centre first principles and the appropriate development of regeneration / opportunity sites.'

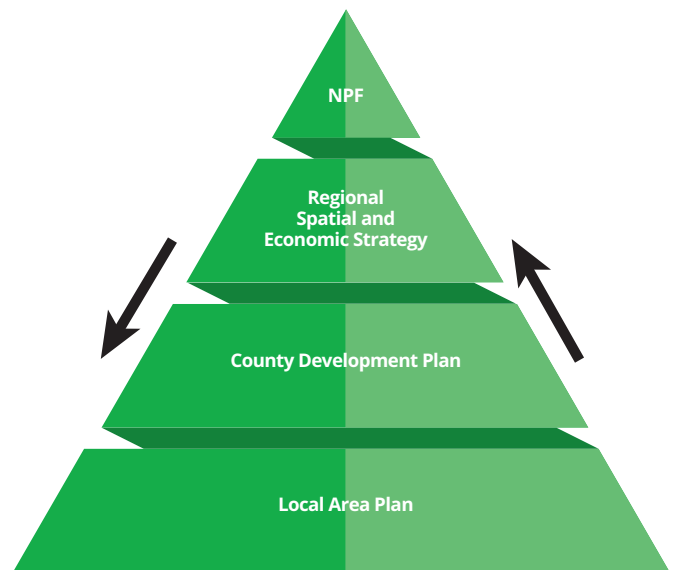


Figure 1: Spatial Planning Hierarchy

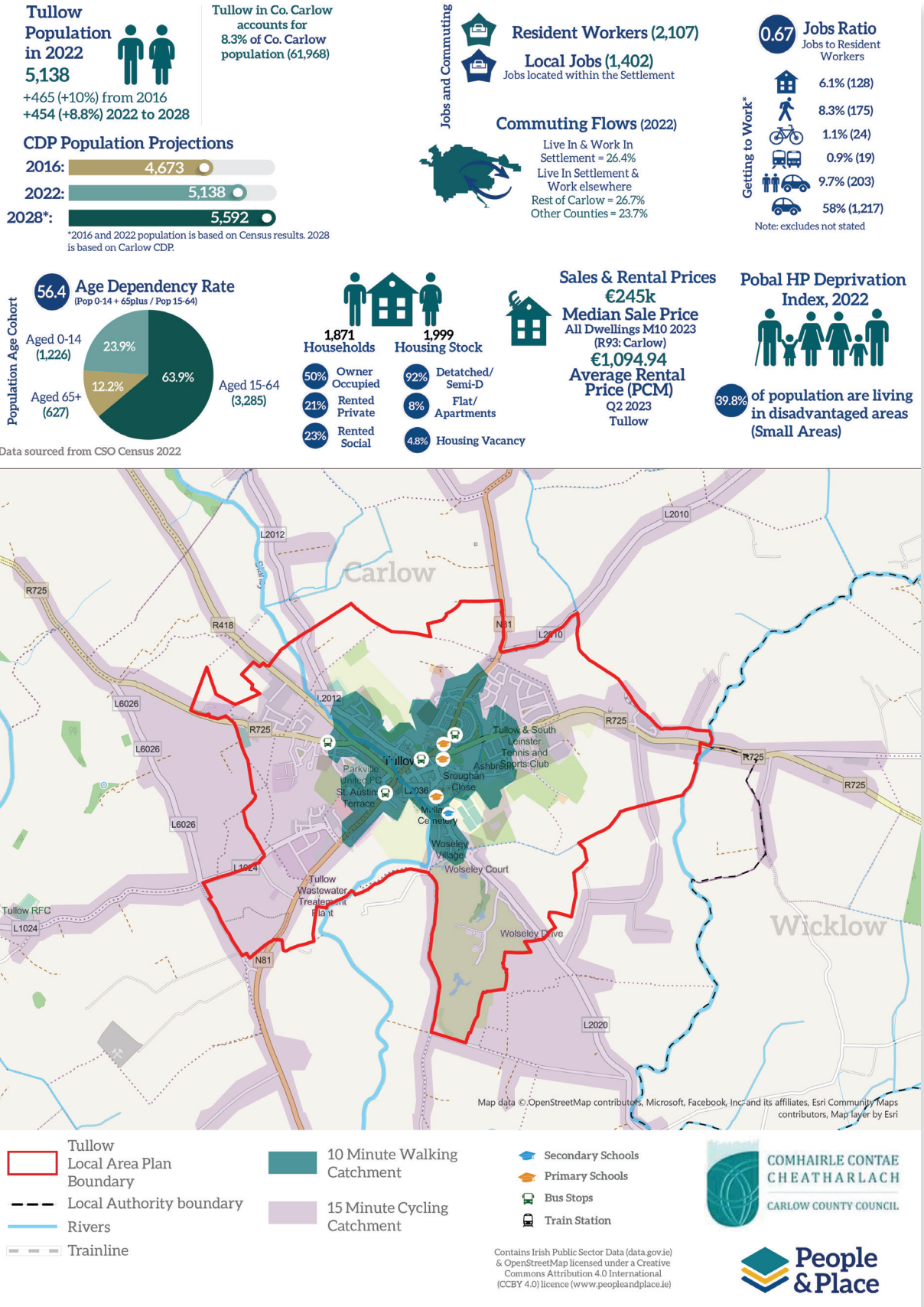


KEY QUESTIONS TO CONSIDER

- What do you think is needed to deliver on the Strategic Policies outlined above?
- How can the town be improved to make it more an attractive place to live, work and invest in?
- How can the Tullow LAP best contribute to supporting its designation as a District Town?

5. Overview of Tullow - Census 2022

The review of the Tullow LAP 2024-2030 will be informed by Census 2022 results. The following graphic summarises data published to-date for the Tullow area. Any further results published as part of the Draft LAP will also be considered as appropriate.



6. Population and Housing

Population

Tullow is the second largest settlement in the County, after Carlow town. The town’s population was recorded as 5,138 persons in the 2022 Census (Table 1) representing an increase of 10% since the previous Census in 2016. Tullow accounts for 8.3% of the County’s total population according to the Census 2022 data.

Census	Tullow - Population
2011	3,972
2016	4,673 (% Change +17.6%)
2022	5,138 (% Change +10%)

Table 1: Population of Tullow (Source: CSO Census 2022)

Levels of growth in Tullow are marginally above the national and county levels at 8% nationally and 9% at a county level between the period 2016 and 2022.

Figure 2 provides a breakdown of the Town’s population in the 2022 Census by Age and Sex.



Figure 2: Population of Tullow by Sex and Age (Source: CSO Census 2022)

Housing

The Core Strategy of the CCDP sets out the housing requirements for the County up to 2028. The Core Strategy has allocated a housing target of 404 residential units for Tullow. Given the lifetime of the LAP will extend two years beyond that of the current CCDP, projecting out the housing allocation for an additional 2 years results in a housing target of 539 residential units up to 2030.

Since the adoption of the CCDP in July 2022, circa 75 no. residential units have commenced or are currently under construction within the town.

Uisce Eireann have recently undertaken a significant upgrade to the Tullow Wastewater treatment plant. On final completion, the upgraded treatment plant will have the capacity to treat 9,200PE.



KEY QUESTIONS TO CONSIDER

- Where should new housing be developed in Tullow?
- How can we ensure residential development gives rise to compact and sustainable patterns of development?
- What type and size of new housing is required in Tullow to ensure the housing needs of all sectors (including the elderly, mobility impaired and single person households) of our community be adequately addressed?
- How can new developments contribute to the creation of sustainable communities?
- How can new private and social housing be successfully integrated into existing and new communities?

7. Economic Development, Retail and Tourism

Tullow is designated as a ‘District Town’ in the current CCDP and the second largest settlement in the County. It is considered a well-developed serviced settlement with jobs supporting services and community facilities. The town has a strong employment base with key commerce and trade, manufacturing and professional sectors serving the town, and the surrounding rural hinterland.



Tullow is a market town with a strong employment and service base providing a range of services/functions to town's residents and to a wider surrounding community. The town provides several agri-industrial services, including a mart to the southwest of the town. While industrial, manufacturing and engineering businesses are located throughout the town, there is a concentration of such firms within the industrial estates, to the west of the town centre.

According to the Census 2022 data, Tullow has a job to resident workers ratio of 0.67. This ratio indicates that there is net out-flow of resident workers from the town commuting to work to other locations. This ratio is similar to other sized towns with strategic transport links (M9 Motorway) to Dublin.



Major industry sectors in Tullow are outlined in Table 2.

Industry Sectors in Tullow	
Agriculture, forestry and fishing	8%
Building and construction	7%
Manufacturing industries	18%
Commerce and trade	23%
Transport and communications	5%
Public administration	5%
Professional services	17%
Other	17%

Table 2: Industry Sectors in Tullow (Source: Census 2022)

Tullow acts a key employment centre within the County. A central objective of the new LAP will be to build on the town’s strategic location and existing strengths in agricultural, manufacturing and industry. The need to provide and support sustainable travel to employment locations and reduce the dependency on car-based commuting is also acknowledged.

To strengthen Tullow’s employment base, the Draft LAP will seek to ensure that adequate industrial, enterprise/employment and agricultural related industry type lands are zoned, at appropriate locations, to enable the town grow in a sustainable manner.



The Draft LAP will focus on policies and objectives to stimulate investment, to assist in the regeneration of the town centre, reducing dereliction and the underutilisation of buildings and sites, thereby creating a vibrant and active centre in the heart of the town.



Retail

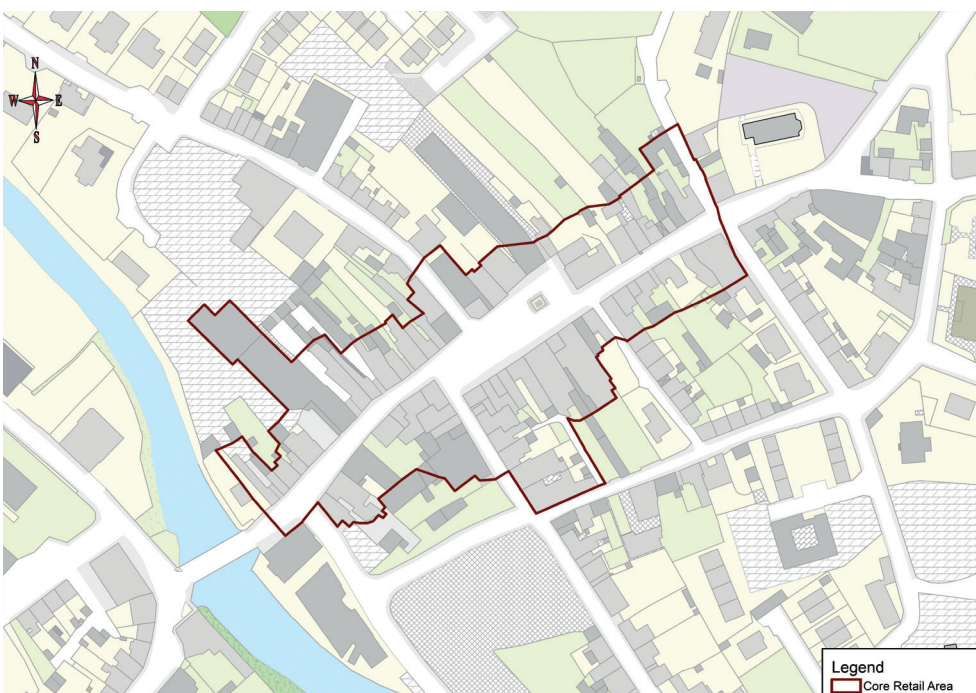
The Carlow Retail Strategy (contained within the CCDP) describes Tullow as the main retail centre for the east of the County and serves an extensive retail catchment area. The town is identified as a Level 2 centre within the retail hierarchy of the County and as such provides an important service role in support of Carlow Town as well as the villages throughout the County.

As outlined in the Retail Strategy, Tullow provides good range of convenience retailing and a modest comparison offer - comprising of a range of mid to low order comparison outlets, local retail services, ancillary specialist and convenience outlets.



Convenience retailers in the town including independent retailer Wards, some speciality outlets such as Orlik, and national and international multiples such as Supervalu, Mace, Tesco, Lidl and Aidl.

The Core Retail Area for the town is outlined in Map 2 and comprises largely of Market Square and Bridge Street.



The Draft LAP will seek to protect the town's retail function in line with the County's retail hierarchy and facilitating additional retail floorspace, where considered appropriate and necessary.

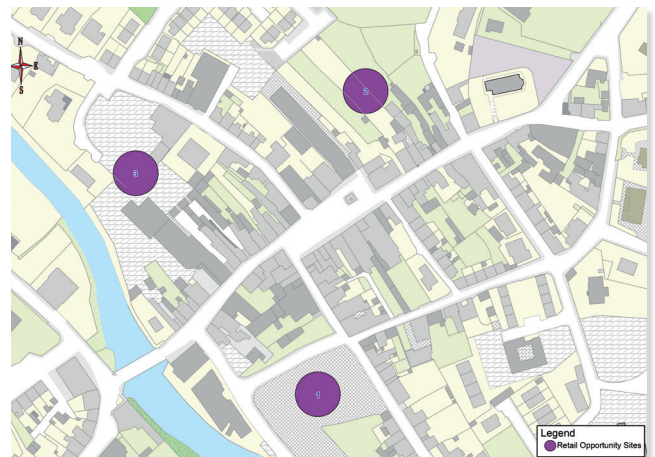
The Draft LAP will seek to improve the accessibility of the Core Retail Area and encourage public realm improvements to enhance connectivity, safety and the visual amenity of the town centre.

Map 2: Tullow Core Retail Area (Source: CCDP 2022-2028)

It is noted in the Retail Strategy that Tullow would benefit from an expansion in comparison retailing, taking account of it's function within the County Carlow's retail hierarchy. This expansion should be in line with the planned population growth for the town and focussed on the consolidation of the existing retail core, in order to deliver enhanced choice and competition for consumers.

The Retail Strategy outlines the need for complementary uses and multi-functional places in the town centre, which will assist in strengthening the attractiveness and vitality of the town.

3 no. retail opportunity sites were identified to accommodate future retail and/or mixed-use development adjacent to the town's Core Retail Area. These sites are highlighted in purple on Map 3 and are located at: 1) Mill Street Car Park, 2) Northern Backlands Area to the north of the Main Street and 3) Barrack Street Backlands to the west of Barrack Street.



Map 3: Tullow Retail Opportunity Sites (Source: CCDP 2022-2028)

Tourism

Tourism is an important contributor in terms of income generated and job creation in the town.

One of the key tourist attractions in Tullow is the Mount Wolseley Hotel, Spa and Golf Resort which is situated on the southern boundary of the town.



Tullow has a rich built heritage, and this is evident from the variety of attractions buildings and structures dispersed around the town.

The River Slaney which traverses through the town is a natural resource which offers significant tourism potential. The development of green infrastructure along the riverbank with walking routes and connectivity linkages would be of significant benefit to Tullow.

The town also possesses a rich and enduring history dating back to Anglo Norman times. The Tullow Museum located along the banks of the River Slaney, within the former Methodist Chapel, contains a collection of artefacts reflecting the local history of the town.

In Market Square, a statue overlooks the town centre in memory of Fr. John Murphy who was executed in the square for his role in the 1798 Rebellion.

The Draft LAP will seek to promote and support the tourism potential of Tullow and encourage the development and enhancement of tourist facilities including development of green infrastructure along the River Slaney with walking routes, greenways and connectivity linkages for the benefit of residents and tourists alike.



QUESTIONS TO CONSIDER

- What policies should the Plan include to promote enterprise and employment in the town?
- What other type of industry / employment opportunities should be encouraged?
- What policies should be introduced to further support town centre retailing and commercial activities, in order to enhance vitality and vibrancy of the town?
- How can this LAP support the development of the tourism potential of Tullow?
- How can this LAP help to create/foster a vibrant and resilient town centre?

8. Compact Growth, Urban Design, Regeneration and Public Realm Improvements

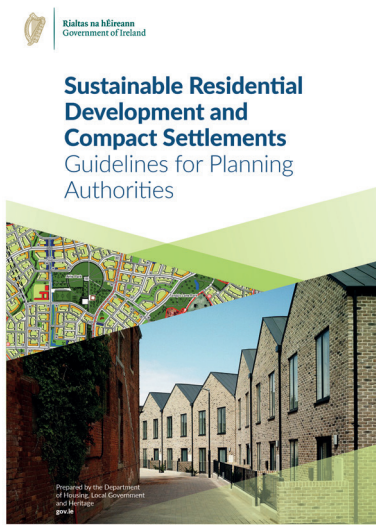
Compact Growth

The decline in urban centres can be attributed (in part) to dispersed settlement patterns, whereby populations move out of urban centres leading to a lack of vitality and activity, and ultimately resulting in vacancy and dereliction.

Compact growth seeks to address this decline by placing a priority on the re-development of existing buildings and infill vacant/brownfield sites within urban centres.

Central to the principle of compact growth is to support sustainable mobility, healthy communities, successful urban living and this is delivered through the development of high-quality built environment and public realm improvements.

In this regard, the Department of Housing, Local Government and Heritage issued National Planning Guidelines in January 2024, entitled '*Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities*'.



These Guidelines provide national policy and guidance with respect to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The Draft LAP will be informed by these Guidelines, in addition to other national, regional and local policies, and will seek to promote compact growth and a 'Town Centre First' approach, whilst providing for the sustainable development of Tullow.

Urban Design

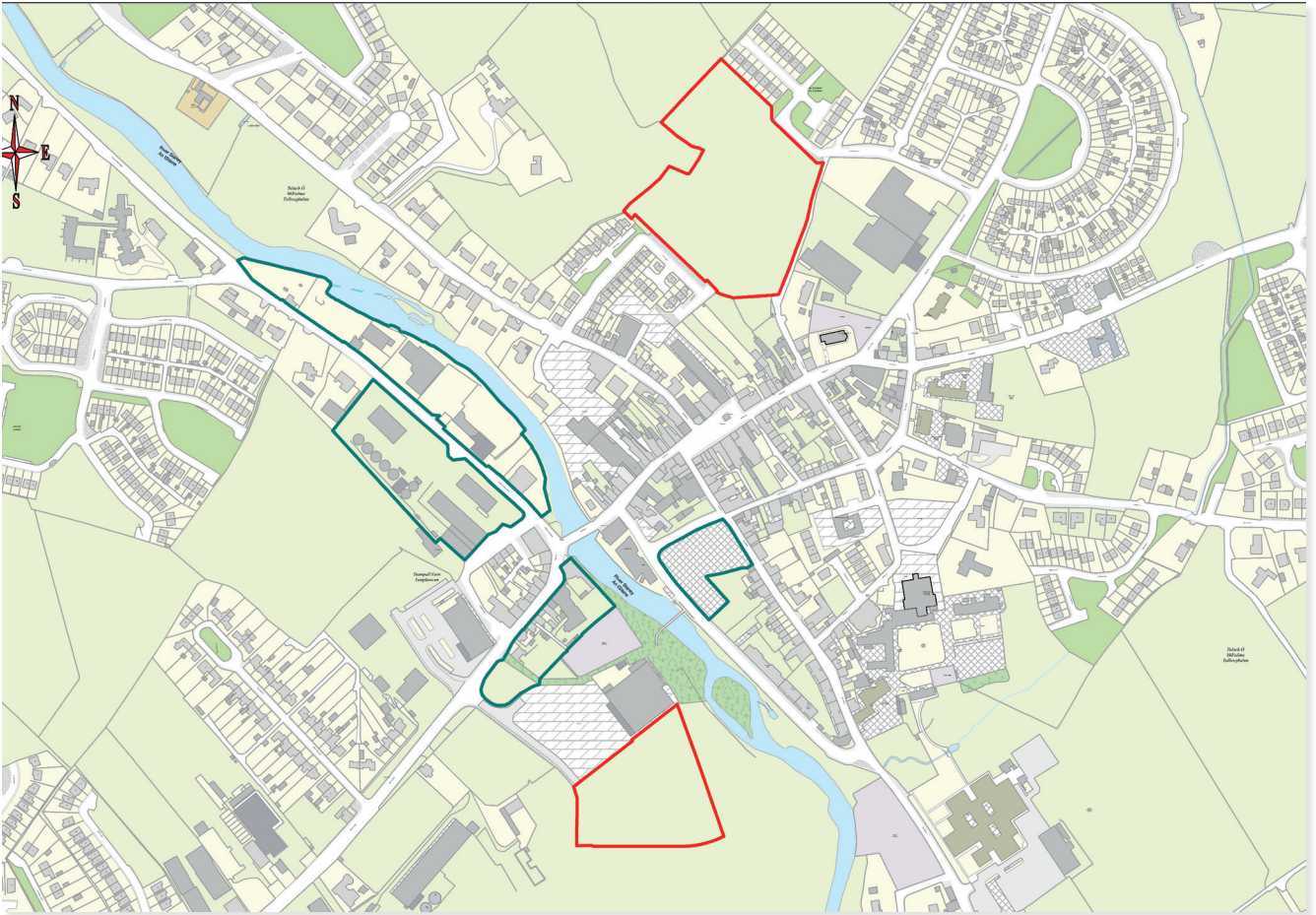
Urban design is a key element involved in the creation of healthy and attractive places to live, work and socialise. It examines all the elements that contribute to place – such as buildings, uses, streets, footpaths and open spaces, and ensuring that these elements are blended harmoniously to create an attractive and distinctive physical environment. An important component in creating quality urban design is to focus on the strategic strengths of a place in order to develop an authentic identity.

With respect to Tullow, a balance needs to be struck whereby the distinctive built heritage and character of Market Square and the town centre are protected, whilst public realm improvements are provided to create attractive surroundings for residents and visitors alike.

The Draft LAP will set out policies and objectives guiding Urban Design to ensure that Tullow is an attractive, high quality and sustainable place to live, work and socialise.



Figure 3: Key Urban Design Principles for Quality Placemaking



Map 4: Potential Regeneration and Settlement Consolidation Sites (Source: CCDP 2022-2028)

Potential Regeneration Sites

The current CCDP has identified 4 no. sites in Tullow which are considered priority sites for consolidation and renewal.

These sites are located to the west and south of the town centre in close proximity to the River Slaney. Two of the sites front onto/back onto Thomas Traynor Street. One of the site’s encompasses most of the structures along Abbey Street. The fourth site comprises of the Mill Street surface carpark.

Map 4 indicates the location of these sites, the boundaries of which are outlined in green.

Two no. Settlement Consolidation sites are located in Tullow. One is located on lands to the northeast of the town centre along Castle Lane, while the second site is situated to the south of the town, adjacent to the Tesco retail unit.

The settlement consolidation sites are outlined in red on Map 4.

The development of these sites is considered a priority within the lifetime of the new LAP. The Council will seek to facilitate development on these sites, at an appropriate scale, to address dereliction and vacancy within the town centre and other town locations.

Public Realm Improvements

In 2022, Tullow was selected as a Pathfinder Town under the National Pathfinder Programme. As a result, funding was allocated through the Town Centre First Policy to develop a Town Centre First Plan for Tullow.

This process involved a collaborative approach including inputs and engagement with local residents, business owners, council staff and Elected Members.

In July 2023, the Tullow Town Centre First Plan (TCF Plan) was approved. The vision contained within the TCF Plan was ‘to create an attractive, prosperous, vibrant and connected town centre where people would want to be, to live, to work, to socialise and to visit’.



To achieve this, the TCF Plan proposes 11 no. project interventions. These interventions are summarised as follows:

1 - Market Square

The purpose of this project is to redefine Market Square as a space for people to meet and socialise in a safe pedestrian friendly environment. The project seeks to create a large civic space to increase the vibrancy and vitality of the town centre. Hard and soft landscaping is proposed to enhance the visual quality of Market Square.



Figure 4: Market Square - Present Day Aerial Photo (Source: TCP Plan)

2 - Courthouse

The former Courthouse building is located on Barrack Street and the aim of this project intervention is to re-purpose the building. The project proposes to restore and extend the Courthouse and create a multi-use space and improved pedestrian linkages to Market Square and connectivity to the River Slaney.

3 - Heritage Garden and Exemplar Housing

The repurposing of underutilised backlands situated to the north of Market Square and to the south of the 'An Caislean' residential development is the key objective of this proposal. A new heritage garden and community focused facilities are envisaged for the site which will be created in conjunction with an 'Exemplar Housing Development' accommodating a variety of social groups, ages and needs.

4 - Biodiversity Walking Loops

The development of new biodiversity loops within and around the town centre is central to this project. These loops will include feature areas such as natural paths, education and play areas. The project if delivered would create new outdoor amenity areas and enhance the tourism offer of the town.

5 - River Walk

The River Slaney is considered a significant amenity asset for the town. This project aims to maximise the environmental, recreational and economic benefits of this natural feature. The project seeks to create a new riverside boardwalk and the development of new multifunctional spaces along the river including sport facilities, angling spaces, picnic and rest areas.

6 - Riverfront Amenity Area

The purpose of this proposal is to upgrade amenity areas and re-activate public open spaces. Central to this project is the provision of high quality and safe public realm spaces at prominent locations along the riverfront. The introduction of street furniture, seating areas, landscaping and lighting are key elements to this project.

7 - Water Activity Area

The proximity of the River Slaney to the town provides an opportunity to develop a Water Activity Area for residents and visitors alike. This project involves the potential development of a new water-based recreational facility situated on or next to the river.

8 - Pedestrian and Cycle Bridges

Currently there is limited access over the River Slaney with vehicles and pedestrians/cycling using the Tullow Bridge to cross the river. The enhancement of pedestrian and cycle linkages over the river is the key aim of this project with additional pedestrian/cycle bridges proposed at optimal locations.

9 - Laneways and Alleyways

Analysis of the town centre has identified limited connectivity and linkages within the town centre. To address this, the physical upgrades of existing laneways and alleyways is proposed to create safe and legible pedestrian and cycle routes from the town centre to backland and surrounding residential areas.

10 - Captain Murphy's Memorial Hall

Located on Barrack Street opposite the Courthouse building, Captain Murphy's Memorial Hall is considered a favourable location for a new multi-purpose community facility. The project includes the refurbishment of the building to increase the community function and vibrancy of the town centre.

11 - Town Park

The Town Park adjacent to the River Slaney is the primary amenity area for the town. This project seeks to build upon this asset and further expand the amenity and recreational resources of the town. The project features upgrading of planting and provision of additional seating areas and the provision of play equipment.

The delivery of the projects outlined in the Tullow TCF Plan, could generate significant economic, social and environmental benefits for the town. The Tullow LAP will therefore seek to support the implementation of the Tullow TCF Plan.

Further details on the TCF Plan are available on www.carlow.ie



Extract taken from Tullow Town Centre First Plan



Figure 5: Market Square – Future Option (Source: TCP Plan)



Figure 6: Market Square – Future Option Overhead Layout (Source: TCP Plan)



QUESTIONS TO CONSIDER

- What are the key design issues relating to the built environment in Tullow?
- What criteria should inform good quality living environments?
- How can this LAP help to revitalise and regenerate the town centre?
- What opportunity / regeneration sites, if developed, would contribute most to a more sustainable urban environment?
- What are the unique features of the urban environment that should inform future policy?
- How can the LAP assist in the delivery of the project interventions outlined in the Tullow TCF Plan.

9. Sustainable Transport and Infrastructure

An integral element in the development of a sustainable, healthy, low carbon and resilient town is the integration of land use and transport planning. This entails the development of specific policies and objectives which support realistic walking and cycling distances from residential, employment, educational, shopping and amenity areas.

The Draft LAP will seek to develop Tullow in a sustainable manner by promoting and facilitating the reduction in the private car dependency and the transition to more sustainable modes of transport including public transport, cycling and walking.

Road and Bus

Tullow is well serviced in terms of road infrastructure with the N81 National Secondary route intersecting the town centre in a northeast to southwest direction and the M9 Motorway located approx. 8km to the west of town.

Both public and private bus services operate in the town with Bus Eireann, TFI Local Link and JJ Kavanagh providing stops within Tullow.

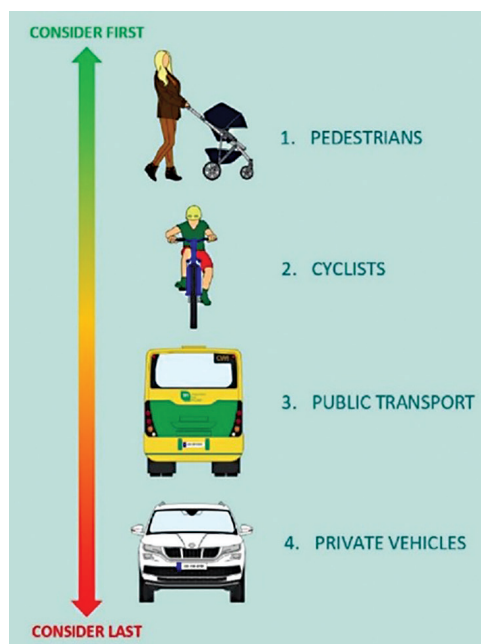
The new LAP will seek to promote the development of an enhanced public transport system that takes advantage of the town’s existing transport infrastructure to provide a practical alternative to private vehicles.

Active Travel

The creation of a comprehensive and integrated walking and cycling network around Tullow will assist in providing realistic alternatives to the current dependency on private cars, and in doing so improve the mobility and provide a more efficient and sustainable town.

Table 3 outlines the modes of transport when traveling to work, school/college or childcare for residents of Tullow, according to the 2022 Census.

The car (drive) has the highest percentage of all the modes with 34.8%. Combining both the car driver and car passenger categories this figure represents almost 53% of the total modes. Walking has the second highest mode of travel accounting for 26.1%, while cycling has the lowest at 2.4%.



Modes of Travel to Work, School/College and Childcare for residents – Tullow	
On Foot	26.1%
Bicycle	2.4%
Bus/Train	4.4%
Car – Driver	34.8%
Car - Passenger	18.1%
Van/Lorry	5.3%
Work mainly at home	4%
Other	4.9%

Table 3: Modes of Travel to Work, School/College and Childcare for residents – Tullow (Source: Census 2022)

The Active Travel Department of Carlow County Council (CCC) in conjunction with the National Transport Authority (NTA), are currently in the process of delivering the Tullow Orbital Pedestrian & Cycle Scheme.

To date, active travel infrastructure in the form of a new 550m section of combined footpath and cycle track linking the Oakley Heights, An Caislean and Court View housing developments with Castle Lane, has been completed.

An additional 250m of segregated two-way cycle track adjacent to the Phelim Wood housing estate is currently under construction and is expected to be completed in the near future.

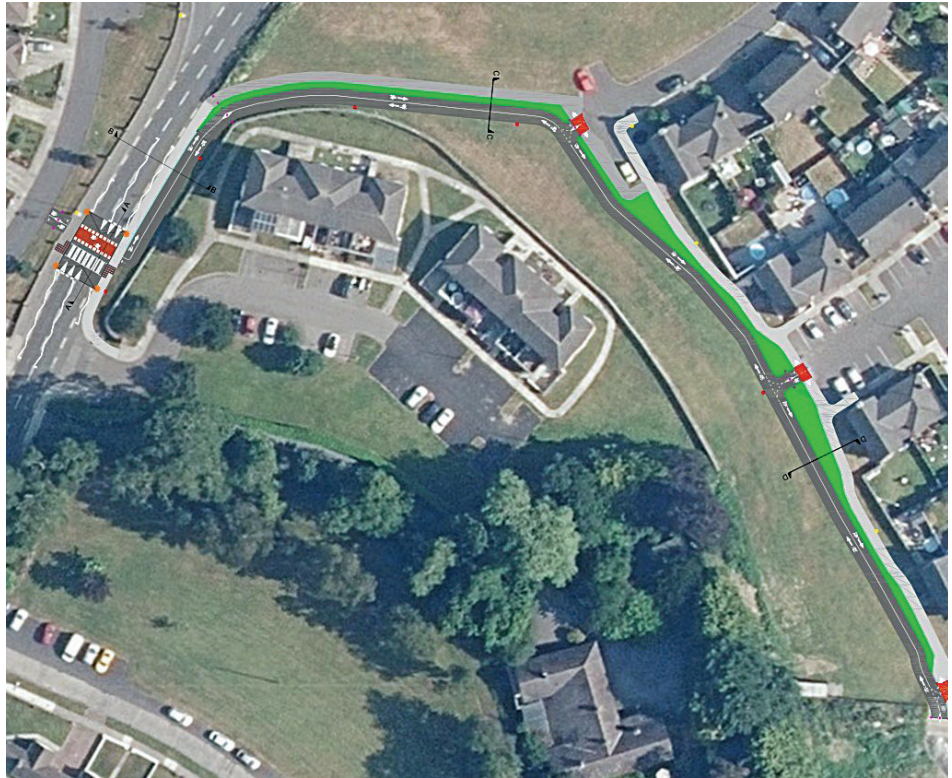


Figure 7: Details of the Tullow Orbital Pedestrian & Cycle Scheme at Phelim Wood (Source: CCC's Active Travel Department)



It is envisaged that this scheme will improve connectivity having a significantly positive impact on pedestrians, cyclists and vulnerable road users seeking to access retail premises, recreational amenities, educational facilities and town centre services.

Section of the Tullow Orbital Pedestrian & Cycle Scheme adjacent to Court View



QUESTIONS TO CONSIDER

- What are the key transport issues/infrastructural deficiencies in Tullow and how should the LAP address them?
- What measures could be included in the LAP to promote and encourage a reduction in car dependency in and around Tullow?
- What are the key movement and active travel issues affecting residents, workers, and visitors?
- How can we create more successful streets that easily facilitate the needs of vehicles, cyclists and pedestrians?
- Are there areas of the town that would benefit from new / improved walking routes, cycle ways or linkages to improve the mobility through Tullow?
- How can the local streets be improved?

10. Climate Change and the Environment

Climate Change and the impact on the environment is playing an increasingly important role in how cities and towns develop.

The impacts of climate change permeate through all aspects of our built and natural environments. Consequently, adapting to and mitigating the effects of climate change will be a key consideration when formulating the policies and objectives for Tullow.

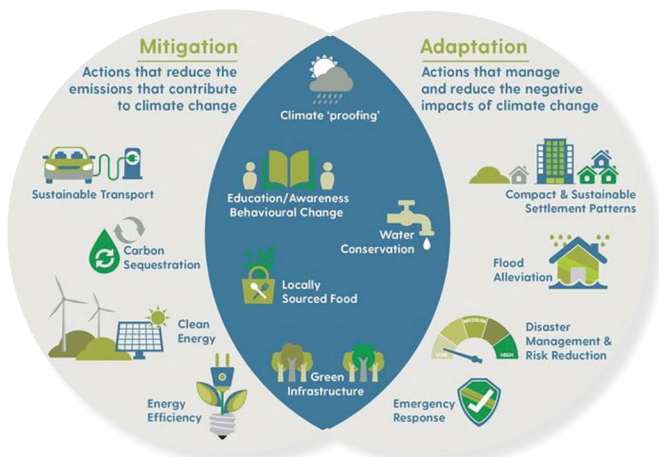


Figure 8: Mitigation and Adaptation Actions (Source: Eastern and Midland Climate Action Regional Office - CARO)

One such mitigation measure recently undertaken in the town has been the installation of EV charging points. Currently there are 3 no. EV points in the town. It is likely the additional EV charging points will be rolled out into the future.



EV Charging Point at New Road, Tullow

CCC has recently adopted the Carlow Local Authority Climate Action Plan 2024-2029. The purpose of these document is to facilitate the transition of County Carlow to a low carbon and climate resilient County. This will be achieved by delivering and promoting best practice in climate action at local level.

The Climate Action Plan contains a series of climate actions spread across 5 Key themes:

- 1 Governance and Leadership,
- 2 Built Environment and Transport,
- 3 Natural Environment and Green Infrastructure,
- 4 Communities, Resilience and Transition
- 5 Sustainability and Resource Management.

With reference to Tullow, the Climate Action Plan requires the completion of a Transport Plan for the town having due regard to the potential to create climate action co-benefits, and environmental protection

The Transport Plan will be undertaken as part of the LAP process and its recommendations will be incorporated into the policies and objectives of the Draft LAP.

Measures to support the transition to a low carbon climate resilient and environmentally sustainable economy will be of critical importance in the development of the town over the lifetime of the LAP and beyond.

QUESTIONS TO CONSIDER

- How can the LAP support Tullow in it's transition to a low carbon climate resilient and environmentally sustainable economy?
- What are the key environmental issues currently impacting Tullow?
- What are the opportunities and challenges for the town in light of climate change?
- What forms of renewable energy sources should be promoted in the LAP with respect to residential, commercial and industrial developments etc.

11. Sustainable Communities

CCC recognises the importance of promoting, developing and maintaining sustainable communities where people can live, work and have access to a range of services and amenities within their locality.

The provision of and the availability of access to, community services, healthcare services, financial institutions and recreational and cultural amenities is key to fostering sustainable communities and the delivery of successful places.

Tullow is the second largest settlement in Carlow and as such provides a range of community, commercial, employment and recreational services/amenities for the town’s population and the surrounding hinterland.

Tullow possesses various community and health services including the HSE Tullow Health Centre, several private medical practitioners/clinics and the Sonas Nursing Home located on the outskirts of the town.

Tullow is well serviced with respect to recreational and community amenities. St. Patricks GAA Club, Parkville United FC and Tullow and South Leinster Tennis and Sports Club are prominent sporting associations within the town. The Tullow Kayak club operates along the River Slaney and the Mount Wolseley Golf Course is located to the town’s southern boundary.



The town has a variety of community amenities including the Tullow Park, Playground and Skate Park situated on the banks of the River Slaney, the Tullow Civic Offices and Library, Tullow Museum, Tullow Credit Union and the Tullow Parish Community Centre. The Draft LAP will seek to support and enhance the existing community facilities in the town and explore the need for additional facilities in-line with its designation as a District Town in the County.



Figure 9: Elements Supporting Quality of Life Source: National Planning Framework (NPF)

Social Inclusion

Social inclusion is an important component in developing and sustaining local communities. Social inclusion refers to the manner in which all members of a community regardless of their ability, age, nationality, religion, background or personal circumstances has equal access to key community services, and can freely participate and contribute to community life, in order to fulfil their potential in life. Promoting and supporting social inclusion and community participation will be a key aim of the new LAP.



QUESTIONS TO CONSIDER

- How can the LAP assist in meeting community infrastructural needs of its residents?
- Does the existing range of community facilities, recreational/cultural amenities adequately cater for the existing and future residents in Tullow?
- What policies should be included in the LAP to support the delivery of education, healthcare and childcare facilities?
- How can the LAP assist in promoting support of social inclusion in the town?

12. Heritage and Green Infrastructure

Tullow has a rich and varied history dating back to Anglo Norman Times. Presently, the town has a traditional layout with the town centre formed around Market Square with an associated network of narrow streets.

Owing to its status as a Market town, there are many fine building and structures dotted throughout Tullow with 33 no. Protected Structures listed in the County Development Plan.

Of particular note is the Tullow Courthouse, the Tullow Methodist Church/Museum Building, St. Columba's Church of Ireland, St. Austins Abbey and the River Slaney Bridge.

The River Slaney flows through the town and is designated as a Special Area of Conservation (SAC) under the European Habitats Directive.

With regard to archaeological heritage, given the extensive history of the town, there are 20 designated areas of archaeological potential with the town boundary of Tullow. These include the remnants of an Anglo-Norman masonry castle barrow mounds, crosses, holy wells and the Abbey cemetery site.

The Draft LAP will seek to protect and preserve the towns unique built, natural and archaeological heritage while guiding new development in a sympathetic manner or re-development opportunities at appropriate locations.



Green Infrastructure

Green Infrastructure refers to the integration and interconnection of natural and semi-natural areas that sustain environmental quality, and in turn enrich the quality of life.

Potential green infrastructure can include areas of biodiversity, rivers, woodlands, grassland and amenity spaces such as play areas, playing fields, parks and domestic gardens.

The LAP will seek to increase awareness, support and enhance the important role of green infrastructure for the community of Tullow.



QUESTIONS TO CONSIDER

- How can we achieve a balance between protecting the built heritage of Tullow whilst also facilitating the regeneration of the town?
- Are there any buildings, group of buildings, amenity areas, views that you consider to be of merit and should be afforded protection?
- How can we best promote, support, and increase awareness of the benefits of Green Infrastructure?
- What type of Green Infrastructure would Tullow benefit from?

HAVE YOUR SAY

If you are interested in planning and development issues in the Tullow local area and wish to contribute to the shaping of its future, please make a submission to the Planning Authority at this stage before 5pm, 12th April 2024.

An information session for members of the public will be held on the following date:

PUBLIC INFORMATION SESSION	DATE	TIME
TULLOW		
Tullow Library, Inner Relief Road, Tullow	27th March 2024	14:30-18:00

Should any member of the public wish to make a specific appointment during the information session, please arrange to do so by phone on 059 9170307 or by email to: TullowLAP@carlowcoco.ie

Your submissions may be made in the following ways:

- 1 Through the Carlow Consultation portal listed hereunder.
consult.carlow.ie
- 2 by email to:
TullowLAP@carlowcoco.ie
- 3 in writing marked 'Tullow Local Area Plan Review' and sent to the following address:
Senior Executive Officer
Planning Department
Carlow County Council
Athy Road
Carlow

Next Steps

Following the Pre-Draft consultation process, a report on submissions received during the public consultation period will be prepared and presented to the Elected Members of Carlow County Council.

Following this, a Draft LAP will be prepared for publication in Q2/Q3 of 2024. A further period of public consultation will take place following the issue of this Draft LAP document.

It is anticipated that the Tullow LAP will be adopted Q4 of 2024.



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