



Planning Consultants

Planning Department,
County Buildings,
Carlow County Council,
Athy Road,
Carlow,
R93 E7R7.

RMLA Limited,
Unit 3B,
Santry Avenue Industrial Estate,
Santry Avenue,
Santry,
Dublin 9,
D09 PH04

Phone: 086 2018264
Email: info@rmla.ie
Date: 28th January 2025

Dear Sir/Madam,

Re: Part 8 for Carlow Town Centre Public Realm and Pedestrian Linkage Regeneration Project with a site area of 1.784ha at Shamrock Square including works on Green Lane (R448) and Staplestown Road (R725), Tullow Street, Potato Market, Kennedy Avenue including works on Hanover Street (R448), sections of Barrack Street and a cleared site along Barrack Street, in the townland of Carlow, Carlow Town, County Carlow.

Introduction

On behalf of Carlow County Council, we wish to submit a Part 8 submission for the Carlow Town Centre Public Realm and Pedestrian Linkage Regeneration Project.

This cover letter provides an overview of the proposed development, and the Part 8 package as submitted to Carlow County Council Planning Department. This letter demonstrates that the application meets all validation requirements stipulated by the Planning and Development Regulations 2001, as amended and by Carlow County Council's Planning Department. The lands included in this Part 8 development are in the control of Carlow County Council and, therefore, no letters of consent are required.

For the purposes of clarity, references to works at Shamrock Square that are included in the documents submitted with this application, include the works that are proposed on Staplestown Road and Green Lane. As the works at Staplestown Road and Green Lane are minor and are designed to integrate with the works at the Shamrock Square junction, it is not considered practical to reference Staplestown Road and Green Lane throughout the documents submitted with this application. Furthermore, references to works at Kennedy Avenue junction, including works proposed to Hanover Street are minor and are designed to integrate with the works at the junction with Kennedy Avenue. Again, it is not considered practical to reference Hanover Street throughout the documents submitted with this application.

Proposed Development

The proposed development includes the undertaking of works along Shamrock Square, Tullow Street, Potato Market, Kennedy Avenue, sections of Barrack Street and a cleared site (formerly Nos. 23-24) Barrack Street, in the townland of Carlow, Carlow Town, County Carlow. The Proposed Development includes:

- (1) clearance/removal of the existing public realm including existing roadway surface finishes and associated structures,
- (2) the provision of streetscape upgrades including new roadway finishes, paving and the creation of new public plazas/spaces,

- (3) carriageway realignment works,
- (4) amendments to existing junctions including the provision of signalisation at selected junctions,
- (5) traffic calming and pedestrian crossing measures,
- (6) provision of new and upgraded pedestrian areas including the provision of a new pedestrian link crossing Barrack Street connecting Fairgreen Shopping Centre and Carlow Shopping Centre/Potato Market. To create this new pedestrian link across Barrack Street it will be necessary to demolish an existing wall at the rear of the units formerly known as Nos. 23-24 Barrack Street as well as providing a new boundary wall at the northern boundary of the cleared site, at the boundary of the units formerly known as Nos. 22-23 Barrack Street,
- (7) provision of active travel infrastructure including new cycle paths,
- (8) amendments to vehicular movements including the provision of one-way directional traffic along sections of Tullow Street and Potato Market,
- (9) alterations to street parking including taxi ranks, ambulance parking and accessible parking spaces,
- (10) the provision of street furniture including planters, public seating, public lighting, CCTV and a new glazed canopy structure at Potato Market,
- (11) provision of public Wi-Fi, and
- (12) landscaping works, drainage/attenuation works (including SUDS measures) and all associated ancillary site works and site service provision.

These works will be delivered on a phased basis, and it is intended to provide the construction compound within the proposed development boundary.

This Part 8 submission has been prepared in a manner that is consistent with Section 179 of the Planning and Development Act 2000, as amended, as well as Article 80 of the Planning and Development Regulations 2001, as amended. In this regard, it should be noted that as the proposed development is being submitted on the basis of the project being consistent with Article 80(1)(b) of the Planning and Development Regulations 2001, as amended.

Given that the proposed development is one that primarily relates to changes to the roads, the drawings have been prepared in a manner that is consistent with Article 83(1)(b) of the Planning and Development Regulations 2001, as amended. The scale of the submitted drawings have been agreed with the Planning Department of Carlow County Council and are consistent with the provisions of the abovementioned regulations.

Furthermore, whilst the public notices relating to this Part 8 have listed a number of protected structures as well as two ACA's, it should be noted that the proposed works are primarily paving, and streetscape works which will not affect the character of these protected structures or the ACA's. It is noted that the Pillar Box at Potato Market (Protected Structure RPS No. CT117) will be removed, stored and replaced as works to the streetscape are being undertaken but this will not materially affect the character of the protected structure. An Architectural Heritage Impact Assessment (AHIA) is included with this Part 8 submission and considers the potential effects on these protected structures.

The proposed Part 8 is located within an SMR Zone of Notification, and this is addressed in further details as part of the AHIA and the Archaeological Assessment provided with this Part 8 submission. There are two recorded monuments adjacent to the subject site (CW007-167---Stone Head and CW007-181----Tomb). Both of these are located in the Carlow Museum which is to the north of the proposed Part 8 works area.

EIA and AA Screening

An Environmental Impact Assessment Screening Report and a Screening Report for Appropriate Assessment have been carried out by a suitably qualified professional for the proposed works and have been included in the Part 8 submission. This report concludes that there is no real likelihood of significant effects on the environment arising from the proposed development and an Environmental Impact Assessment (EIA) is not required. It has also been determined that there is no need to proceed to a Stage 2 NIS. Please refer to the determinations from Carlow County Council included as part of the Part 8 submission. Furthermore, the proposed Part 8 does not require an Integrated Pollution Licence.

Relevant Policy

The proposed area for the works is located in the centre of Carlow Town. The area subject to this Part 8 application is surrounded by lands zoned “A – Town Centre” as part of the recently adopted Carlow-Graiguecullen Joint Urban Local Area Plan 2024 – 2030 and the Carlow County Development Plan 2022-2028. The objective for this zoning is *“To protect, provide for and/or improve town centre facilities and uses.”*

The proposed Part 8 was identified as an important project in the context of Project Carlow 2040: A Vision for Regeneration. The Carlow County Development Plan 2022-2028 provides a specific objective that supports the provision of this proposed Part 8;

CSP. 4

“Support the town centre regeneration of Carlow Town and the delivery of the objectives of the Project Carlow 2040, A Vision for Regeneration.”

This Part 8 submission has been prepared to deliver the objectives of the Project Carlow 2040: A Vision for Regeneration and further details of this are included in the Planning Report that is included as part of this submission pack.

Schedule of Application Documentation

A full schedule of the application documents and plan/drawings is provided at Appendix I.

Notices

The newspaper notice which appeared in the Carlow Nationalist dated 28th January 2025 is included in this Part 8 submission. The site notices as erected on 28th January 2025 at the locations indicated on the Site Location Map A (Drawing No. 2309-UAA-ZZ-XX-DR-A-PP-0100) and Proposed Site Location Map (2309-UAA-ZZ-XX-DR-A-PP-0108) are also included. The site notices have been erected in full compliance with the requirements of Planning and Development Regulations 2001, as amended.

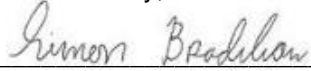
Summary

The proposed Part 8 will enhance the quality of the public realm and provide welcoming spaces in Carlow Town for its residents as well as tourists. This proposal is in accordance with planning policy, will integrate with the existing town centre and will significantly enhance the profile of Carlow Town. This Part 8 will contribute to the vitality and viability of the town as well as making the town a more attractive place for people to live, work and visit.

This cover letter has provided an overview of the planning package as submitted to Carlow County Council Planning Department and demonstrates how the application meets all relevant validation requirements.

We trust the contents of the planning package are in order, and we look forward to receipt of an acknowledgement and validation of documentation submitted at your earliest convenience. If you require any clarification or have any further queries, please do not hesitate to contact me.

Yours faithfully,

A handwritten signature in cursive script that reads "Simon Bradshaw". The signature is written in black ink and is positioned above a horizontal line.

Simon Bradshaw

Associate

For and on Behalf of RMLA Limited

Appendix I – Planning Application Plans and Particulars

Consultant	Documents included in the Part 8 submission
Urban Agency	<ul style="list-style-type: none"> • Architectural Report • Architectural Drawings (see breakdown below)
SYSTRA	<ul style="list-style-type: none"> • Transport Engineering Report • Transport Engineering Drawings (see breakdown below)
RMLA	<ul style="list-style-type: none"> • Planning Report • Part 8 Cover Letter • Public Notices
Kilgallen	<ul style="list-style-type: none"> • Building Condition Assessment Report • Drainage Condition Report • Engineering Services Report • Pavement Condition Report • Report on Site-Specific Flood Risk Assessment • Civil Engineering Drawings (see breakdown below)
Lawler	<ul style="list-style-type: none"> • Report on Lighting Design and Service Interruptions including Lighting Report and Layout • Lighting Drawings (see breakdown below)
IAC	<ul style="list-style-type: none"> • Archaeological Assessment Report
Minogue and Associates	<ul style="list-style-type: none"> • EIA Screening Report • Screening Report for Appropriate Assessment
Treespace	<ul style="list-style-type: none"> • Arboricultural Assessment Report • Arboricultural Drawings (see breakdown below)
7I Architects	<ul style="list-style-type: none"> • Architectural Heritage Impact Assessment
ORS	<ul style="list-style-type: none"> • Construction Environmental Management Plan (CEMP)

Architectural Drawing Pack			
Dwg No.	Drawing Title	Scale	Size
2309-UAA-ZZ-XX-DR-A-PP-0000	Site Location Map	1:1000	A1
2309-UAA-ZZ-XX-DR-A-PP-0001	6-inch Map	1:10560	A3
2309-UAA-ZZ-XX-DR-A-PP-0100	Site Location Map A	1:1000	A1
2309-UAA-ZZ-XX-DR-A-PP-0101	Existing Key Plan	1:1000	A1
2309-UAA-ZZ-XX-DR-A-PP-0102	Existing Site Plan Sheet 1	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0103	Existing Site Plan Sheet 2	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0104	Existing Site Plan Sheet 3	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0105	Existing Site Plan Sheet 4	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0106	Existing Site Plan Sheet 5	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0107	Existing Site Plan Sheet 6	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0108	Proposed Site Location Map	1:1000	A1
2309-UAA-ZZ-XX-DR-A-PP-0109	Proposed Key Plan	1:1000	A1
2309-UAA-ZZ-XX-DR-A-PP-0110	Proposed Site Plan Sheet 1	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0111	Proposed Site Plan Sheet 2	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0112	Proposed Site Plan Sheet 3	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0113	Proposed Site Plan Sheet 4	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0114	Proposed Site Plan Sheet 5	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0115	Proposed Site Plan Sheet 6	1:250	A1
2309-UAA-ZZ-XX-DR-A-PP-0200	Existing Sectional Elevations A-A,B-B	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0201	Existing Sectional Elevations C-C,D-D	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0202	Existing Sectional Elevations E-E,F-F	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0203	Existing Sectional Elevations G-G,H-H	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0204	Existing Sectional Elevations I-I,J-J	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0205	Existing Sectional Elevations K-K	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0206	Proposed Sectional Elevations A-A,B-B	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0207	Proposed Sectional Elevations C-C,D-D	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0208	Proposed Sectional Elevations E-E,F-F	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0209	Proposed Sectional Elevations G-G,H-H	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0210	Proposed Sectional Elevations I-I,J-J	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0211	Proposed Sectional Elevations K-K	1:100	A1
2309-UAA-ZZ-XX-DR-A-PP-0300	Proposed Canopy Drawings - Plan, Section, Elevation	1:50	A1
2309-UAA-ZZ-XX-DR-A-PP-0301	Proposed Planting Palette	n/a	A1
2309-UAA-ZZ-XX-DR-A-PP-0302	Proposed Hardscape Palette	n/a	A1
2309-UAA-ZZ-XX-DR-A-PP-0303	Proposed Play & Amenity Plan	n/a	A1
2309-UAA-ZZ-XX-DR-A-PP-0304	Proposed Softscape Plan	n/a	A1

Transportation Drawing Pack			
Dwg No.	Drawing Title	Scale	Size
CTC-SYS-P8-01	General Arrangement, Sheet 1 of 5	1:250	A1
CTC-SYS-P8-02	General Arrangement, Sheet 2 of 5	1:250	A1
CTC-SYS-P8-03	General Arrangement, Sheet 3 of 5	1:250	A1
CTC-SYS-P8-04	General Arrangement, Sheet 4 of 5	1:250	A1
CTC-SYS-P8-05	General Arrangement, Sheet 5 of 5	1:250	A1

Civil Engineering Drawing Pack			
Dwg No.	Drawing Title	Scale	Size
23042-C-DR-501	Drainage & Watermain - General Layout Sheet 1 of 5	1:250	A1
23042-C-DR-502	Drainage & Watermain - General Layout Sheet 2 of 5	1:250	A1
23042-C-DR-503	Drainage & Watermain - General Layout Sheet 3 of 5	1:250	A1

23042-C-DR-504	Drainage & Watermain - General Layout Sheet 4 of 5	1:250	A1
23042-C-DR-505	Drainage & Watermain - General Layout Sheet 5 of 5	1:250	A1
23042-C-DR-506	Drainage & Watermain - Engineering Details	1:250	A1
23042-C-DR-701	Pavements - General Layout Sheet 1 of 5	1:250	A1
23042-C-DR-702	Pavements - General Layout Sheet 2 of 5	1:250	A1
23042-C-DR-703	Pavements - General Layout Sheet 3 of 5	1:250	A1
23042-C-DR-704	Pavements - General Layout Sheet 4 of 5	1:250	A1
23042-C-DR-705	Pavements - General Layout Sheet 5 of 5	1:250	A1
23042-C-DR-706	Pavements – Engineering Details	as shown @ A1	A1
23042-C-DR-1100	Paved Areas - Traffic Loading Categories	1:250	A1
23042-C-DR-1101	Paved Areas - General Layout Sheet 1 of 5	1:250	A1
23042-C-DR-1102	Paved Areas - General Layout Sheet 2 of 5	1:250	A1
23042-C-DR-1103	Paved Areas - General Layout Sheet 3 of 5	1:250	A1
23042-C-DR-1104	Paved Areas - General Layout Sheet 4 of 5	1:250	A1
23042-C-DR-1105	Paved Areas - General Layout Sheet 5 of 5	1:250	A1
23042-C-DR-1106	Paved Areas – Engineering Details	1:250	A1

Mechanical and Electrical Drawing Pack

Dwg No.	Drawing Title	Scale	Size
L100-348-TC-0001	Site Plan 1 of 7	1:500	A1
L100-348-TC-0002	Site Plan 2 of 7	1:250	A1
L100-348-TC-0003	Site Plan 3 of 7	1:250	A1
L100-348-TC-0004	Site Plan 4 of 7	1:250	A1
L100-348-TC-0005	Site Plan 5 of 7	1:250	A1
L100-348-TC-0006	Site Plan 6 of 7	1:250	A1
L100-348-TC-0007	Site Plan 7 of 7	1:250	A1

Arboricultural Drawing Pack

Dwg No.	Drawing Title	Scale	Size
TS_TCP_6_11_24	Tree Constraints Plan	1:400	A0
TS_TPP_14_11_24	Tree Protection Plan	1:400	A0