

CARLOW COUNTY DEVELOPMENT PLAN 2022-2028

Proposed Variation No. 4

Notice is hereby given pursuant to Section 13 of the Planning and Development Act, 2000 (as amended) that Carlow County Council, being the Planning Authority for the area, proposes to **VARY** the Carlow County Development Plan, 2022-2028 in respect of the following:

REASONS FOR PROPOSED VARIATION:

The Variation has been prepared:

- To support the *NPF Implementation: Housing Growth Requirements Guidelines for Planning Authorities* issued under Section 28 of the Planning and Development Act, 2000 (as amended), which were published to give effect to the National Planning Framework First Revision (2025). The Guidelines place a statutory obligation on the Planning Authority to ensure that the necessary planning framework is in place, including sufficient residential zoned land, to facilitate the achievement of housing growth requirements over the period of the Carlow County Development Plan, 2022-2028.
- To account for the Residential Zoned Land Tax (RZLT) mapping and submission process in 2025.
- To incorporate land use zonings into the Carlow County Development Plan 2022-2028 (as varied).

CONTENT OF PROPOSED VARIATION:

The Variation comprises proposed amendments to Chapter 1 – Introduction and Context, Chapter 2 Core Strategy and Settlement Strategy and Chapter 15 Town and Village Plans / Rural Nodes of the Carlow County Development Plan, 2022-2028, including the following key amendments:

- Replace the Carlow Town Land Use Zoning Map (Map 15.1) with the Carlow Town and Environs Land Use Zoning Map from the Carlow-Graiguecullen Joint Urban Local Area Plan, 2024-2030 (as relating to the functional area within Co. Carlow).
- Rezoning of lands from Strategic Reserve to New Residential in Carlow Town, which are sequentially appropriate for development and serviced to accommodate additional growth in line with its designation as a Key Town.
- To update Small Towns and Larger Serviced Villages to address / update capacity constraints including review and restrictions on units deliverable on individual sites where appropriate to ensure more sustainable use of existing zoned lands.
- To rezone Existing / Infill Residential land in Myshall to Agriculture arising from the Residential Zoned Land Tax (RZLT) mapping and submission process in 2025.
- To include the Land Use Zoning Map for Tinnahinch as contained in the Graiguenamanagh – Tinnahinch Joint Local Area Plan, 2021-2027.
- To revise and update text and policy as consequential changes arising from the foregoing.

DISPLAY OF PROPOSED VARIATION:

A copy of the Proposed Variation, together with:

- a Strategic Environmental Assessment (SEA) Screening Report and Determination, prepared in accordance with the Planning and Development (Strategic Environmental Assessment) Regulations 2004 (S.I No. 436 of 2004) (as amended);
- an Appropriate Assessment (AA) Screening Report and Determination pursuant to the Habitats Directive (92/43/EEC) and the Planning and Development Act, 2000 (as amended); and,
- an Addendum Report to the Strategic Flood Risk Assessment for the Carlow County Development Plan 2022-2028;

will be available for public viewing online at <https://consult.carlow.ie/> and in hard copy at the following locations, during their normal opening hours from **Monday, 5th January, 2026 until 5pm on Tuesday, 3rd February, 2026** inclusive:

- Carlow County Council, Athy Road, Carlow.
- Carlow Library, Tullow Street, Carlow.
- Tullow Library, Inner Relief Road, Tullow.
- Muine Bheag Library, Main Street, Bagenalstown.
- Borris Library, Lower Main Street, Borris.

Copies of the Proposed Variation are available for purchase from the Planning Department Carlow County Council, Athy Road, Carlow (Tel: 059/9170398 or by emailing carlowcdp@carlowcoco.ie)

MAKING A SUBMISSION:

Submissions or observations regarding the Proposed Variation and the associated reports are hereby invited from the public and interested bodies. Children, or groups or associations representing the interests of children, are entitled to make a submission or observation. Written submissions or observations made on or before **5pm on Tuesday, 3rd February, 2026** will be taken into consideration before the making of the **PROPOSED VARIATION**.

Submissions and observations may be made in one of the following ways:

- i. Through the relevant consultation portal <http://consult.carlow.ie>
- ii. By email to carlowcdp@carlowcoco.ie
- iii. In writing marked "Proposed Variation No. 4 - Carlow County Development Plan, 2022-2028" and sent to the following address:

Carlow County Council, Senior Executive Officer, Planning Department, Athy Road, Carlow.

- All submissions should be in one medium only i.e. hard copy **or** via the consultation portal online **or** by email. This will avoid the duplication of submission reference numbers and will streamline the process.
- Include your name and address and, where relevant, details of any organisation, community group or company you represent on a separate page to the content of your submission, in order to assist in complying with the provisions of the Data Protection Act.

- The Planning process is an open and public one. In that context, all submissions/observations will be taken into consideration, are a matter of public record and will be placed on the County Councils website. Please be advised that the name of the person(s)/group(s) who make submissions will be published but personal data will be redacted. The processing of your personal data is lawful under Article 6(1)(e) of the GDPR Regulations.

The Councils Data Protection Policy, is available at: <https://carlow.ie/governance-and-administration/data-protection-policy>

YOU ARE STRONGLY ADVISED TO MAKE YOUR SUBMISSION AS EARLY AS POSSIBLE. LATE SUBMISSIONS WILL NOT BE ACCEPTED. THE LATEST TIME FOR RECEIPT OF SUBMISSIONS (POST/ONLINE/EMAIL) IS 5PM ON TUESDAY, 3RD FEBRUARY, 2026.

Paula O'Brien
Director of Services
Carlow County Council