15.3.6 Carrickduff Plan

Vision

To encourage the co-ordinated development of Carrickduff as an integral part of the overall Bunclody-Carrickduff settlement, supporting the vitality and vibrancy of the town, promoting healthy placemaking, employment opportunities and population growth, protecting the unique natural heritage attributes and achieving a pattern of high quality development that respects the inherent characteristics of the natural and built environment, while enhancing sense of place and the public realm.

15.3.6.1 Location and Context

Carrickduff is located on the western boundary of Bunclody Town on the N80, 30km south of Carlow Town, 15km west of Tullow and 10km north of Enniscorthy, Co. Wexford. Nestled in the foothills of Mount Leinster, Carrickduff is sited predominantly on the southern side of the River Slaney and western side of the River Clody. It is situated in relatively undulating landscape within a large agricultural hinterland.

The River Slaney and River Clody converge at Carrickduff and Bunclody contributing to the town's unique character and sense of place. Bunclody located within the administrative area of County Wexford is essentially an old market town with development having taken place off the radial routes leading out in a lower density manner from the town centre to the west into Carrickduff.

Carrickduff	
Position in Settlement Hierarchy	Small Town
2016 Population	442 (Carrickduff and Bunclody 1,948)
2011 Population	448 (Carrickduff and Bunclody 2,021)
% Change 2011-2016	-1.3%
Households	707 (Carrickduff and Bunclody)
Committed Units not yet Built	11
Core Strategy Housing Allocation	33
Population Projection 2028	518
Education Facilities	Primary School in Carrickduff and Bunclody town, and 2 no. secondary schools in Bunclody town.
Community Facilities	Swimming pool, playground, bike park and tennis courts.
Architectural Conservation Areas	No
Protected Structures	2 no.
Zone of Archaeological Potential	No
Record of Monuments and Places (RMP)	4 no.
Natura 2000 Sites	River Slaney and Clody River designated Slaney River Valley Special Area of Conservation (Site Code 000781)
Water Services Infrastructure / Capacity	Sufficient capacity exists in Water and Wastewater Infrastructure.

15.3.6.2 Settlement Form and Function

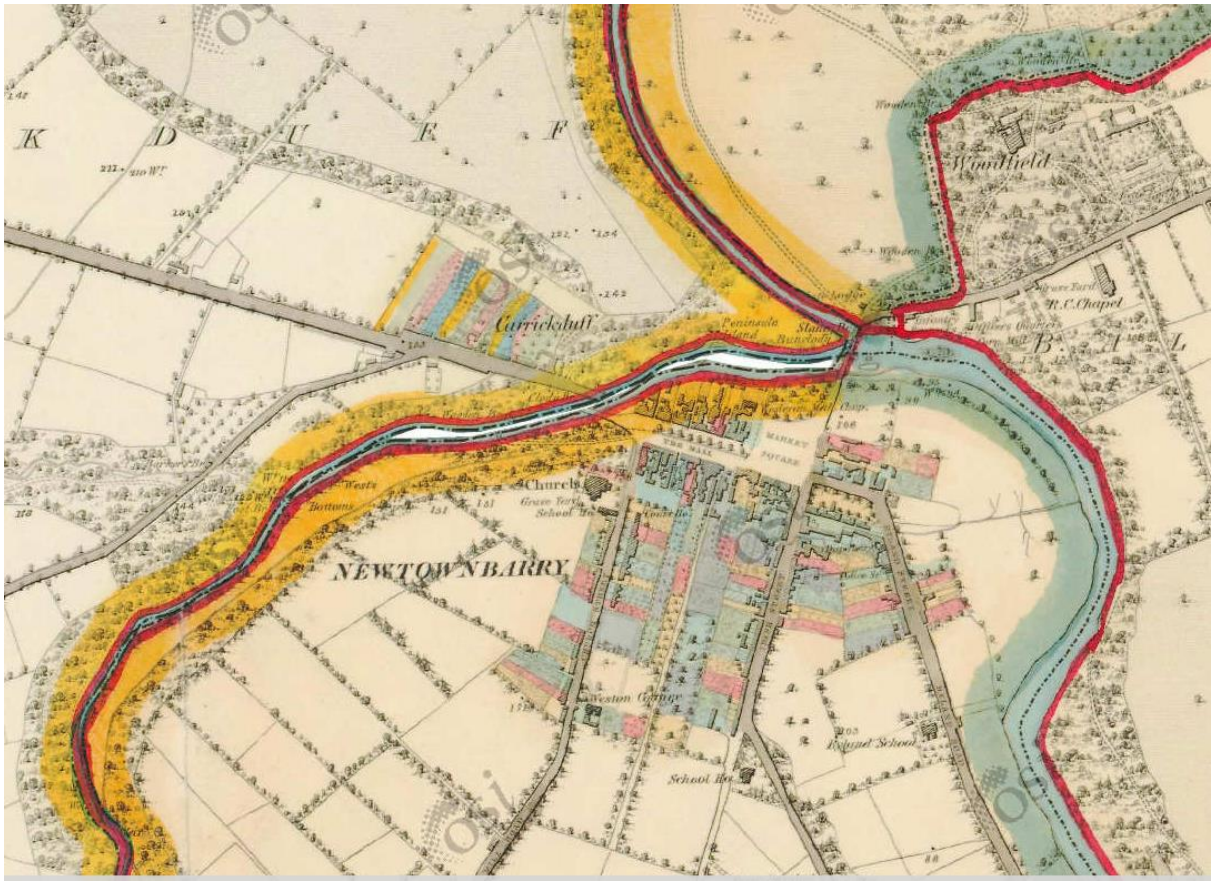
The early history of Bunclody or Newtownbarry as it was known until 1950 dates to the end of the 17th century. Bunclody was originally a very small village consisting of Main Street, Church Road and Irish Street, where there were a number of houses. The main buildings in the town were the estate house, the Church, built c. 1775 and the Police Barracks. The town was the scene of the historical Battle of Carlow during the 1798 rebellion. Shops and pubs were opened in the houses on the Main Street in Bunclody. As the population grew, so did the demand for housing in many of the side lanes such as Redmond's Arch. The urban area has grown substantially over time, with a number of new residential estates being built and new commercial premises opened in Carrickduff.

The streetscape of Carrickduff is defined mostly by a linear type pattern of low density residential development on the approach to Bunclody town centre. The pattern of development consists mainly of rows of terraced housing with traditional features and detached bungalow dwellings on single plots. Lands between and backland of the main approach road to the town have also been developed for a range of purposes although the primary land use in such areas is that of residential development.

The narrow plots that are found along the Main Street date back to the early 19th century. These narrow plots provide for a tight and narrow urban form with the facades having a vertical emphasis of two and three storey buildings and facing out onto the N80.

Historically, the town centre of Bunclody-Carrickduff was in Bunclody. The town centre boundary has organically extended into Carrickduff's streetscape to provide many vital services for the local population. The majority of these developments comprise of modern retail developments and commercial ventures.

Carrickduff has a strategic and accessible location in the County on the N80, and along with Bunclody, functions as an important service provider and employment location for a resident population and surrounding rural hinterland. Local services include retail, bank, garda station, school, food and hospitality uses.



Historic 6 Inch Colour Map (1837-1842) showing Carrickduff and Bunclody (then known as Newtownbarry) - Source: www.osi.ie

Aerial imagery of Carrickduff captured between 2013-2018 (Source: www.osi.ie)

15.3.6.3 Population and Socio-Economic Profile

Population, Demographic and Nationality

The population of Carrickduff had risen steadily over the last number of years, rising from 251 in 2002 to 319 at the time of the 2006 Census. This was an increase of 27.09%. This figure increased by a further 38.65% by 2011 to 442 people. More recently the 2016 Census recorded a slight population decrease of -1.3% from 448 to 442.

Carrickduff forms part of the wider settlement of Bunclody. The combined 2016 CSO statistics for Bunclody-Carrickduff area recorded a total population of 1,984; This included a high proportion of infants (0-4 years) at 8.9%. This is higher than the State (7%) and County (7.1%) figures for the same year. As a whole, the Bunclody-Carrickduff area has a young age profile, with 36.1% of the population in the 0-24 age group. The area also has a slightly higher than average cohort of people aged 65 and over at 16.8%.

The 2016 Census data on the distribution of non-Irish nationals across Carlow's settlements provides confirmation of their tendency to live in urban centres. Non-Irish nationals account for 18.5% of the population of Bunclody-Carrickduff, which is second only to Tullow.

Economic Profile

The 2016 Census identified that there were 880 persons in the labour force in Bunclody-Carrickduff i.e. aged 15 years and over who were able to work; excluding students, retired, those looking after family or unable to work due to illness or disability. Of this labour force 71.7% were in employment (631 persons).

At 23.8%, manufacturing industries were the biggest sector of employment, followed by commerce and trade (21.1%), and professional services (19%).

The unemployment rate for Bunclody-Carrickduff in 2016 was high and stood at 28.3%. This was nearly double the figure for the state (12.9%) and was also significantly higher than the County average figure of 17%.

15.3.6.4 Housing

A total of 707 households were recorded in Bunclody-Carrickduff in the 2016 Census, 51.3% of which were owner occupied. Socially rented Local Authority housing accounted for 19% of households, while private rented accounted for 26%. .

From 2001 to 2010 34.2% of the areas housing stock was constructed, which is higher than State (25.4%) and County (28.8%) averages for the same period.

The housing target for Carrickduff identified in the Core Strategy in Chapter 2 is 43 new residential units over the Plan period from 2022-2028. This growth will be accommodated in the recently permitted development within the Golf Club, the incomplete housing estate of Castle Rock and on a residentially zoned site off Bakers Road and off the N80. The Plan will also promote a policy of consolidation focused on localised growth through the development of infill and town centre lands. All development shall respect the character and setting of the town and make a positive contribution to its built and natural environment.

15.3.6.5 Social Infrastructure

A variety of services and local facilities are provided and include:

- Carrickduff National School on the southern side of the N80 accommodates up to 86 pupils.
- A larger primary school (Our Lady of Lourdes National School) is located in Bunclody town off Hospital Hill, which caters for up to 268 pupils.
- Secondary education is provided for in Bunclody Town by two post primary schools. The FCJ to the northwest of the town and accessed off the R746 accommodates up to 934 pupils. Bunclody Vocational School to south of the town centre accommodates up to 219 pupils. Bunclody Vocational School also offers Post Leaving Courses.
- Bunclody Further Education and Training Centre is located on the N80, offers Level 4 training in the areas of employment skills and general studies and English for speakers of other languages.
- Nursing home care is provided for in the Signcare Nursing Home which occupies the former Mill Race Hotel.
- Sports and recreational facilities include a community run outdoor heated swimming pool, tennis courts, a playground, and a bike skills park. Bunclody GAA club and its grounds are located to the west of Bunclody town centre and form an integral part of the social fabric of the area, contributing both to amenity and sense of community.
- Bunclody Golf and Fishing Club occupies land at the northern side of Carrickduff and has direct access from Main Street (the N80).

As part of the wider settlement of Bunclody, Carrickduff also benefits from the range of services and amenities that exist there, including (inter alia) public library, post office, childcare services etc.

The main natural amenity feature in Carrickduff is the River Slaney. The River Clody converges at the Slaney Bridge and provides high amenity value through the town centre. The rivers are an important feature in the town but they also have further leisure and amenity potential for river walks, angling, kayaking etc.

15.3.6.6 Economic Development

Carrickduff is designated as a level 3 Small Town under the Retail Hierarchy for the County. Along with Bunclody town, Carrickduff functions as a local services and retail centre for a resident population and large rural catchment.

Retail and commercial services are located primarily in the core retail area of Bunclody town, between lower Main Street and upper Main Street. Some newer commercial and retail developments such as Supervalu, Glanbia and other retail warehousing and offices are located on the Carrickduff side of upper Main Street. There is also an established public house/B&B, and a petrol service station with convenience shop servicing the residents of Carrickduff.

15.3.6.7 Vacant / Derelict Units and Sites

Vacancy and dereliction can have an adverse effect on the vitality and visual amenity of a town. Though the majority of Carrickduff's buildings are well maintained, vacant structures exist throughout the town. These buildings can have a negative impact on the character and appearance of the town.

In 2016, 9.8% of housing units were recorded as vacant in Bunclody-Carrickduff, which was slightly above the average (9.1%) and County (8%) averages for the same year.

15.3.6.8 Regeneration / Redevelopment Opportunities

The Council promotes and supports the use of previously developed brownfield and infill opportunity sites within the established built footprint of Carrickduff, as well as the redevelopment of existing sites and buildings. This will contribute to:

- Securing more compact and sustainable growth.
- Enhancing the public realm and overall character and appearance of the town.
- Retaining and increasing vibrancy and vitality in the town centre, including viability for local services, shops, and public transport.
- Increased opportunities for sustainable travel such as walking and cycling.

Development proposals on brownfield, infill and backland sites must be accompanied by a Site Brief. The Site Brief must demonstrate how a proposal incorporates principles of good urban design and placemaking as contained in Chapter 12, as well as compliance with national policy and guidance on the achievement of compact growth.

Intervention Area – Glanbia Site

This site (c. 1.6ha in area) is located at the eastern end of Carrickduff, and on land situated behind existing commercial premises and residential properties with frontage onto the northern side of Main Street (N80). The rear boundary of the site adjoins woodland that runs alongside the grounds of Bunclody Golf and Fishing Club. The site is occupied by Glanbia Agribusiness, and includes large warehouse buildings, silos, and adjoining circulation/storage yards.

The site has potential to take advantage of a prime backland location in relation to the established built form of Carrickduff and Bunclody Town. It represents a significant redevelopment opportunity that could:

- Deliver more compatible mixed / town centre uses for the area;
- Make a more positive contribution to the local built environment;
- Enhance the vitality and vibrancy of the town; and,
- Facilitate the creation of potential connections to adjoining residential, amenity and open space lands.

Map 15.3.6.1: Intervention Area – Glanbia Site

15.3.6.9 Movement and Transport

The majority of vehicular movement in the town occurs on the N80. This is a heavily trafficked main route connecting Carrickduff, Bunclody and Carlow Town. The N80 is also the main artery from Rosslare port to the midlands. As a result of Brexit and with an associated increase in freight through Rosslare Port, there is potential for traffic volumes to increase through Bunclody-Carrickduff beyond normal growth patterns. The provision of a future N80 bypass, to facilitate local traffic safety and providing a higher standard of access between Rosslare and the M9 interchange, is therefore required for the future sustainable development of Bunclody-Carrickduff.

The R746 runs perpendicular to the N80 and in a north south direction through Bunclody town centre. The R746 connects Carrickduff with Carnew in County Wicklow.

Barker's Road, a public road leading south from the N80 in Carrickduff, is an important route to the scenic uplands at Mount Leinster and the Blackstairs Mountains, and links with the South Leinster Way.

Traffic congestion in the area is affected by the two-way traffic system in Bunclody town centre which is divided by a central mall. This system, in conjunction with on street parking along each side of the main street and in the middle of the street, leads to traffic congestion caused by queuing and/or parking cars. This has negative implications for through traffic in Carrickduff. This Plan will support and facilitate the implementation of an integrated traffic management plan with Wexford County Council to address and improve the pedestrian and vehicular environment of both Bunclody and Carrickduff.

The elongated and relatively unobstructed transport corridor on the western approach through Carrickduff and Bunclody town centre on the approach to the town centre has the potential to pose a hazard to pedestrians. There is a requirement to provide a safe and attractive pedestrian environment for the local community with linkages between desirable destinations. A designated pedestrian crossing along this stretch of roadway at the Carrickduff National School in addition to the one located at Supervalu would significantly improve the pedestrian facilities in Carrickduff. The provision of designated cycle paths in Carrickduff, would also improve linkages between services, amenities and facilities within Carrickduff and Bunclody town.

In terms of public transport, the Bus Eireann service along Route 132 between Wexford and Dublin, serves Bunclody. This bus route also links the area with other towns in the County, namely Tullow and Rathvilly. Wexford Bus also provide regular scheduled bus services with Bunclody a designated stop on the Wexford Town to Carlow Town Route 376.

15.3.6.10 Water and Environmental Services

From 2020 Irish Water data, the existing design capacity of the Bunclody Wastewater Treatment Plant is 6,500 PE. It currently has a remaining capacity of 3,800 PE.

Water supply is currently provided from existing groundwater sources which feed the water treatment works at Carrickduff, from where it is distributed to the overall Bunclody-Carrickduff settlement area. The water supply serves a wide area, including the villages of Kilmyshall and Clohamon in County Wexford,.

Domestic, commercial and industrial waste are collected and disposed from Carrickduff by private operators. The Council encourages recycling and the minimisation of waste through its environmental education programme and the Green-Schools programme.

15.3.6.11 Public Realm

The built environment of Carrickduff is generally well presented and maintained. The River Slaney and Clody River make an important contribution to the appearance of the town. The rivers are also rich natural assets that provide valuable biodiversity in the area.

There are aspects of the built environment of Carrickduff that can be addressed to improve its character and appearance, including:

- Softening of the predominant suburban residential appearance;
- A lack of sense of place due to position relative to Bunclody town centre and distance from Bunclody town centre;
- Traffic congestion; and,
- Lack of quality public open space.

The Council in co-operation with local communities, businesses and other relevant stakeholders are seeking to continually improve the physical presentation and appeal of many towns in the County such as Carrickduff, both through the planning process, initiatives such as Pride of Place, County Tidy Towns, and through funding from the Town and Village Renewal Scheme.

15.3.6.12 Natural Heritage

The River Slaney and Clody River and associated woodlands are important natural features in Bunclody-Carrickduff and are designated for protection as a Special Area of Conservation (SAC) i.e. Slaney River Valley SAC. The Council has a statutory obligation to conserve and protect this SAC.

15.3.6.13 Architectural Heritage

There are 2 protected structures in Carrickduff town (refer Table x). Chapter 10 of this Plan outlines policies and objectives for protecting architectural heritage within the County.

RPS	Description	Address
CW231	A mid-19th century fountain.	Fountain, Carrickduff, Bunclody
CW232	An early-19th century, four-bay, two-storey house.	House, Carrickduff, Bunclody

Table 15.3.6.1: Protected Structures - Carrickduff

15.3.6.14 Archaeology

There are four features recorded in Carrickduff on the sites and monument record. Chapter 10 of this Plan outlines policies and objectives for protecting archaeology within the County.

Ref. No	Address	Item
CW021-001	Carrickduff	Enclosure
CW021-002	Carrickduff	House – fortified house
CW021-004	Carrickduff	Enclosure
CW021-005	Carrickduff	Excavation – miscellaneous

Table 15.3.6.2: Recorded Monuments in Carrickduff

15.3.6.15 Land Use Zoning

Lands within the development boundary of Carrickduff are zoned for various uses. Section 16 of this Chapter contains the zoning objectives for all the zoning categories identified in the plan.

15.3.6.16 Carrickduff - Policies

The policies set out here for Carrickduff are in addition to policies and objectives included in all other chapters of this Plan, and therefore should be read in conjunction with same, including the Development Management Standards in Chapter 16.

Settlement Form and Function

It is the policy of the Council to:

CD P1: Support the role of Carrickduff by facilitating development that will contribute to the character and service function of the town and complement and enhance the quality of its built and natural environment.

CD P2: Encourage the re-use of vacant buildings, the development of infill sites and the refurbishment of derelict buildings to contribute to a compact and vibrant town.

CD P3: Encourage and promote development within the town which is of a high standard of design, has an appropriate mix of uses, enhances the built environment, and delivers a high-quality built environment.

Regeneration/Redevelopment

It is the policy of the Council to:

CD P4: Promote and support the use of previously developed brownfield, infill and backland sites in Carrickduff, including the redevelopment of existing sites and buildings, and to continue to identify regeneration opportunities in the town during the lifetime of this Plan.

CD P5: Encourage the redevelopment of the Glanbia Site (See Map 15.3.6.1) with appropriate development that delivers a higher quality town centre development that makes a more positive contribution to the built environment, and facilitates potential connections to adjoining residential, amenity and open space lands.

Economic Development

It is the policy of the Council to:

CD P6: Encourage the provision of retail and services to consolidate and strengthen the role of Carrickduff at an appropriate level alongside Bunclody in meeting the needs of its population and its rural hinterland.

CD P7: Facilitate the expansion of the employment and service base in the town.

CD P8: Encourage and support the development of sustainable tourism in the town together with the provision of appropriate ancillary uses in the Golf Course including the provision of walking and heritage trails.

Movement and Transport

It is the policy of the Council to:

CD P9: Maintain and improve where appropriate the public road and street network to ensure a high standard of road quality and safety in the town.

CD P10: Improve the quality, aesthetics and width, where appropriate, of all footpaths in the town and improve access for people with disabilities.

CD P11: Promote and facilitate the development and enhancement of footpaths, pedestrian crossings and traffic calming measures which increase pedestrian priority and improve road safety.

CD P12: Promote and facilitate the development of connected walkways and cycleways at appropriate locations throughout the town to encourage sustainable transport.

CD P13: Enhance Carrickduff road network as necessary and seek to reserve land in conjunction with Wexford County Council for a new orbital / relief route in accordance with the requirement of Section 5.5.9 and II P1.

Housing

It is the policy of the Council to:

CD P14: Seek to encourage and facilitate the completion of Castlerock (Incomplete estate) for residential purposes.

CD P15: Support and encourage residential development on appropriately zoned land, including on under-utilised and/or vacant lands, 'infill' and 'brownfield' sites, subject to a high standard of design and layout being achieved, and compliance with proper planning and environmental considerations.

CD P16: Ensure that future growth is balanced and sustainable and is appropriate to the scale, size and character of the existing town.

Social Infrastructure

It is the policy of the Council to:

CD P17: Support existing public, community, sporting and recreational facilities in Carrickduff to enhance the provision of any additional such facilities to meet the needs of the residential population and surrounding rural hinterland.

CD P18: Support the development of zoned open space and amenity lands for the provision of appropriate facilities to service the needs of the town.

Water and Environmental Services

It is the policy of the Council to:

CD P19: Liaise with and support Irish Water to ensure adequate water services are in place to meet the development needs of Carrickduff within the Plan period.

Public Realm

It is the policy of the Council to:

CD P20: Seek improvements in the public realm including where appropriate, the provision of signage, public seating, open space, hard and soft landscaping, and improvements to the public road and footpath network.

CD P21: Promote and support the utilisation of available funding and the implementation of any projects or schemes for which funding has been received that would contribute towards the maintenance and improvement of the public realm of the town.

Built and Natural Heritage

It is the policy of the Council to:

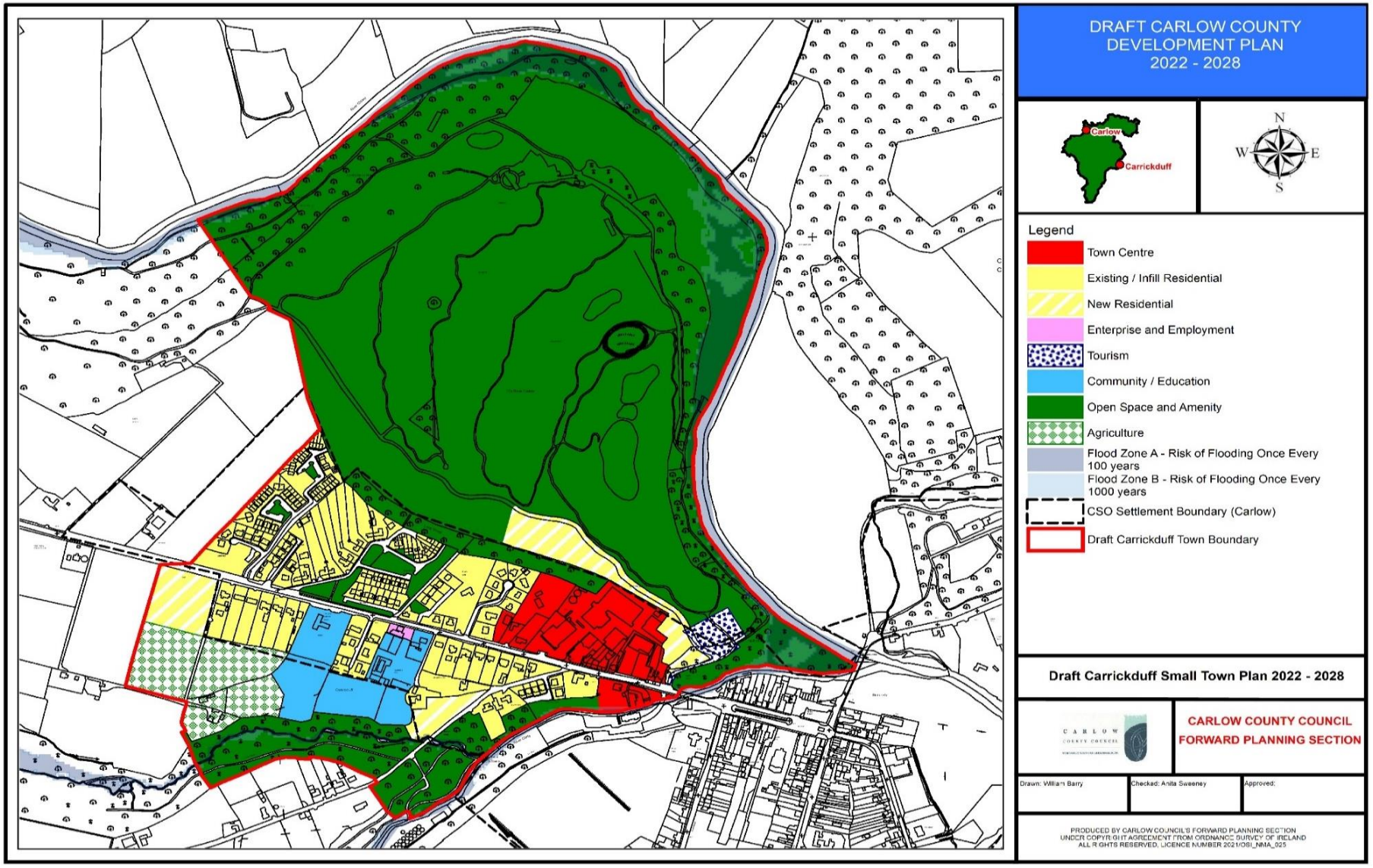
CD P22: Support the retention of buildings with architectural merit, significant architectural features, historic /heritage structures and archaeological sites that contribute to the character and setting of the town.

CD P23: Protect individual trees, groups of trees, hedgerows and stone walls in so far as possible on all approach roads and within the town which contribute significantly to the

character and visual amenity of the town.

CD P24: Require development proposals to outline how they integrate / respond to green infrastructure and contribute to the development and protection of green infrastructural assets in the town and wider area.

CD P25: Seek to protect woodland areas associated with the River Clody and The River Slaney which contribute significantly to the biodiversity, visual amenity and recreational walking routes within the town.


DRAFT CARLOW COUNTY
DEVELOPMENT PLAN
2022 - 2028
Carlow
Carrickduff
N
W
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S
Legend
Town Centre
Existing / Infill Residential
New Residential
Enterprise and Employment
Tourism
Community / Education
Open Space and Amenity
Agriculture
Flood Zone A - Risk of Flooding Once Every 100 years
Flood Zone B - Risk of Flooding Once Every 1000 years
CSO Settlement Boundary (Carlow)
Draft Carrickduff Town Boundary
Draft Carrickduff Small Town Plan 2022 - 2028
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FORWARD PLANNING SECTION
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Checked: Anita Sweeney
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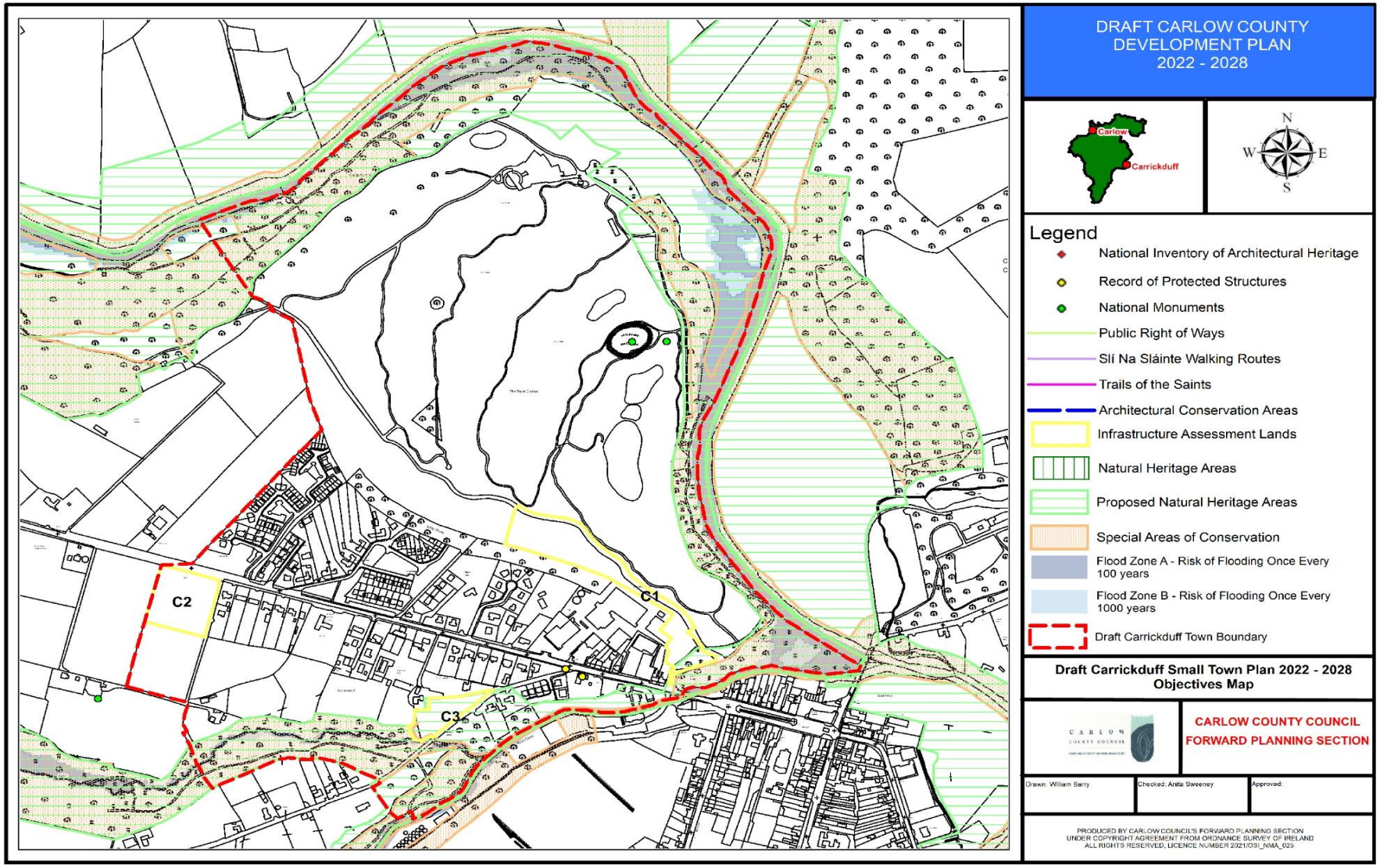
C2
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DRAFT CARLOW COUNTY DEVELOPMENT PLAN 2022 - 2028
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Legend
National Inventory of Architectural Heritage
Record of Protected Structures
National Monuments
Public Right of Ways
Slí Na Sláinte Walking Routes
Trails of the Saints
Architectural Conservation Areas
Infrastructure Assessment Lands
Natural Heritage Areas
Proposed Natural Heritage Areas
Special Areas of Conservation
Flood Zone A - Risk of Flooding Once Every 100 years
Flood Zone B - Risk of Flooding Once Every 1000 years
Draft Carrickduff Town Boundary
Draft Carrickduff Small Town Plan 2022 - 2028 Objectives Map
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