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Date: 12 June 2024

Your ref:

Our ref: Kelly,Peter20240612(001)

Draft Carlow-Graigucullen Joint Urban Local Area Plan 2024-2030

Material Alterations No. 54 – Draft Carlow-Graigucullen Joint Urban Local Area Plan 2024-2030

Post to: The Planning Department (Carlow County Council) Senior Executive Officer

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Link: <https://consult.carlow.ie/en/consultation/material-alterations-%E2%80%93-draft-carlow-graigucullen-joint-urban-local-area-plan-2024-2030>

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Client Details

Client: Peter and Michael Kelly(Applicant)
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Subject Lands

The Subject Lands (see Figure 2 Subject Lands "A") are located at Pollerton, Co. Carlow and belong to the [Applicant](#). See Related Folio Number CW5950F(See Figure 7)

Subject Lands "A" Planning History

Planning application details ref: None

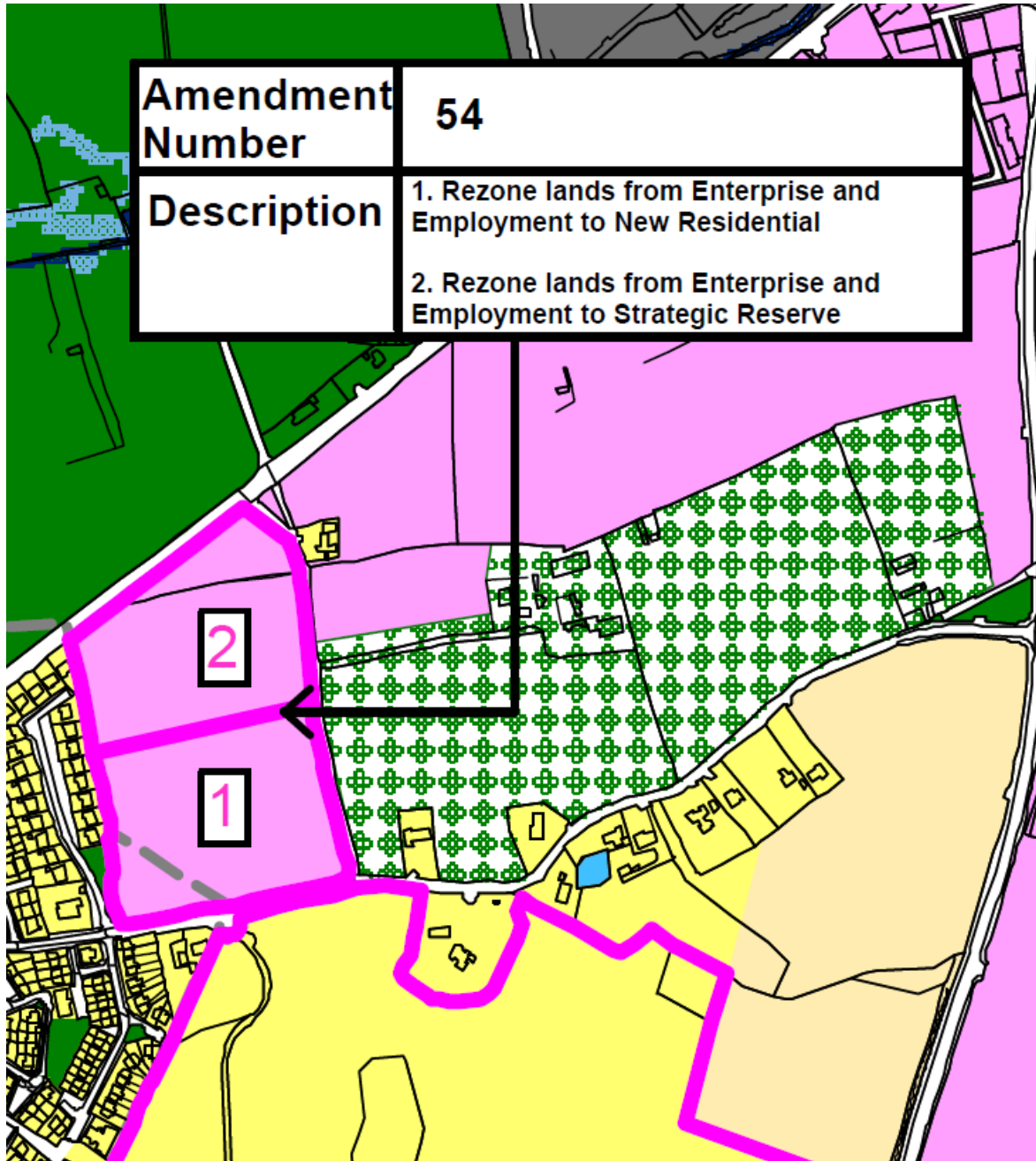
Subject Lands Current zoning

Current zoning: **Residential 2 GZT No. R1.6** To provide for new residential development, residential services and community facilities within the Plan period 2012-2018, **Strategic Reserve GZT No. O1** To provide lands for future development in line with national and regional targets over the next Plan period 2018-2024 and partially **Innovation and Business GZT No. C3** (See Figure 1 and Figure 2)

Proposed Amendment(s) Reference Number(s) 54

Description

1. Rezone lands from Enterprise and Employment to New Residential
2. Rezone lands from Enterprise and Employment to Strategic Reserve



SUBMISSION

To Whom It May Concern:

The applicants have retained Kehoe Architectural Design to make the following submission to the Material Alterations – Draft Carlow-Graigucullen Joint Urban Local Area Plan 2024-2030 dated 14/05/2024

Submissions to the Planning Authority on or before 5pm, Wednesday 12th June 2024.

The lands are located at Pollerton, Co. Carlow and the lands are adjacent to existing housing development known as Pollerton Manor (Subject lands denote “A” (see Figure 2 & 5)), the lands are conveniently located on the Eastern edge of Carlow town and is a popular location for those seeking to purchase a starter or family home.

Please refer to DRAFT JULAP2024-2030 submission CLW-C79-55 previously made in relation to the subject land.

The applicants welcome the proposed amendments No. 54, (see Figure 4) however the applicants feel it would be more appropriate for the subject lands “A” comprising of c. 5.68 Hectares (See figure 2) to be **ALL** zone New residential (see Figure 5) as it would be more economical and commercially viable to complete the project as one development in the same timeframe.

In summary, this submission requests the following:

The SUBJECT lands denoted “A” (see Figure 2) is a natural progression for all the lands to be zoned NEW RESIDENTIAL (see Figure 5) been adjacent to other residential developments in the area.

Request that the Planning Authority to designate ALL SUBJECT (see Figure 5) lands denoted “A” to NEW RESIDENTIAL

The subject lands “A” are appropriate for New Residential zoning

The subject lands “A”) are serviced by existing pathways via adjacent residential development and can be extended easily.

All related services required to service the subject lands “A” are next to adjacent developments via Pollerton Manor.

The subject lands “A” is a 33 minute walk (2.6km) See (see Figure 6) to Carlow town Centre (Tullow Street, Staplestown Road, Green Lane Junction (Shamrock Square) and serviced by local Sandhills Shopping Centre.

Rezoning of subject lands can only assist the Pollerton area (see [RSES](#))

The Rezoning of the subject lands will improve the supply of residential units in Pollerton in a sustainable manner.

The proposed development can only benefit the Pollerton area.

ESRI report says government's housing targets are 'too low' to meet population growth.

IRELAND'S NDP 2021-2030 may have “underestimated what is needed” to deal with challenges around housing, health and climate change.

The site is serviced by Carlow [Bus Service route CW1](#) via Bus terminus Pollerton Manor.

15 minute walk to new IDA Advance Business Park.



Within walking distance of MSD



Numerous businesses located in the area.

Please see site Location map DWG No. A203 dated 11/06/2024 denoting lands Zone A

In conclusion, My client considers the rezoning of the subject site appropriate, especially when you take all the relevant planning policies into consideration and also the current zoning and proposed zoning and the planning history of adjacent lands.

My client believes the content of this submission is in order and we would welcome the opportunity to discuss any queries that the Planning Authority may have regarding its content.

Regards,

Declan T. Kehoe MCIAT C.Build E MCABE

pp The applicants

Maps

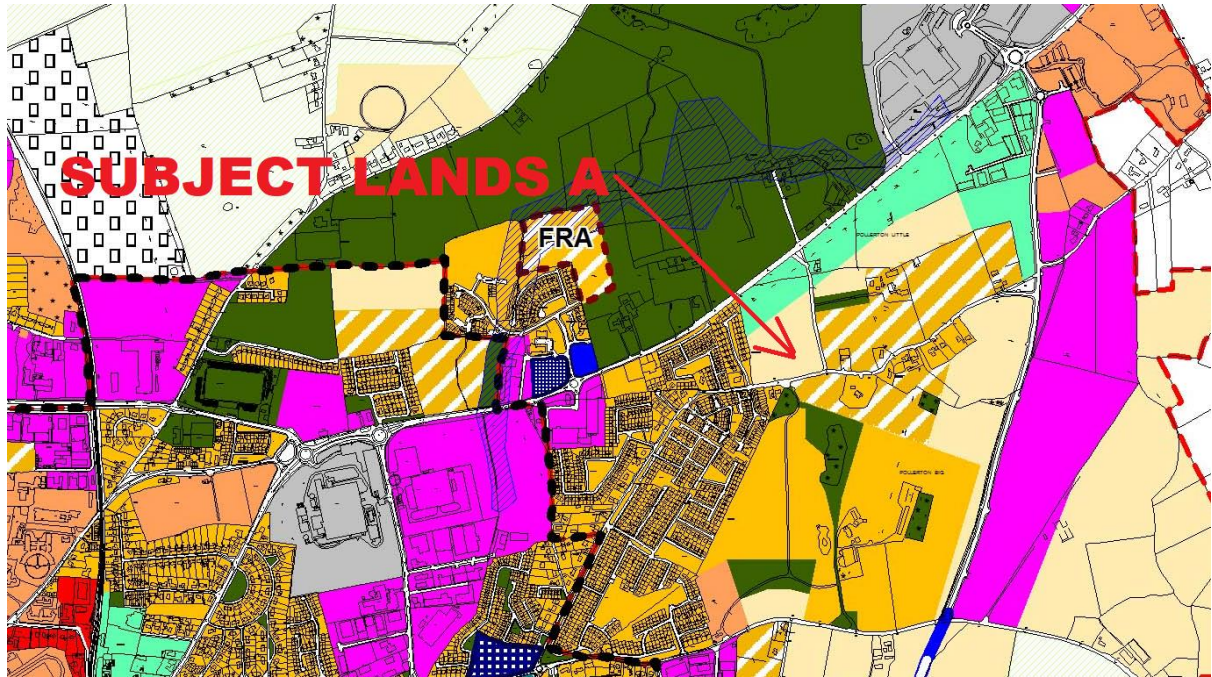


Figure 1 Current Zoning (Various)

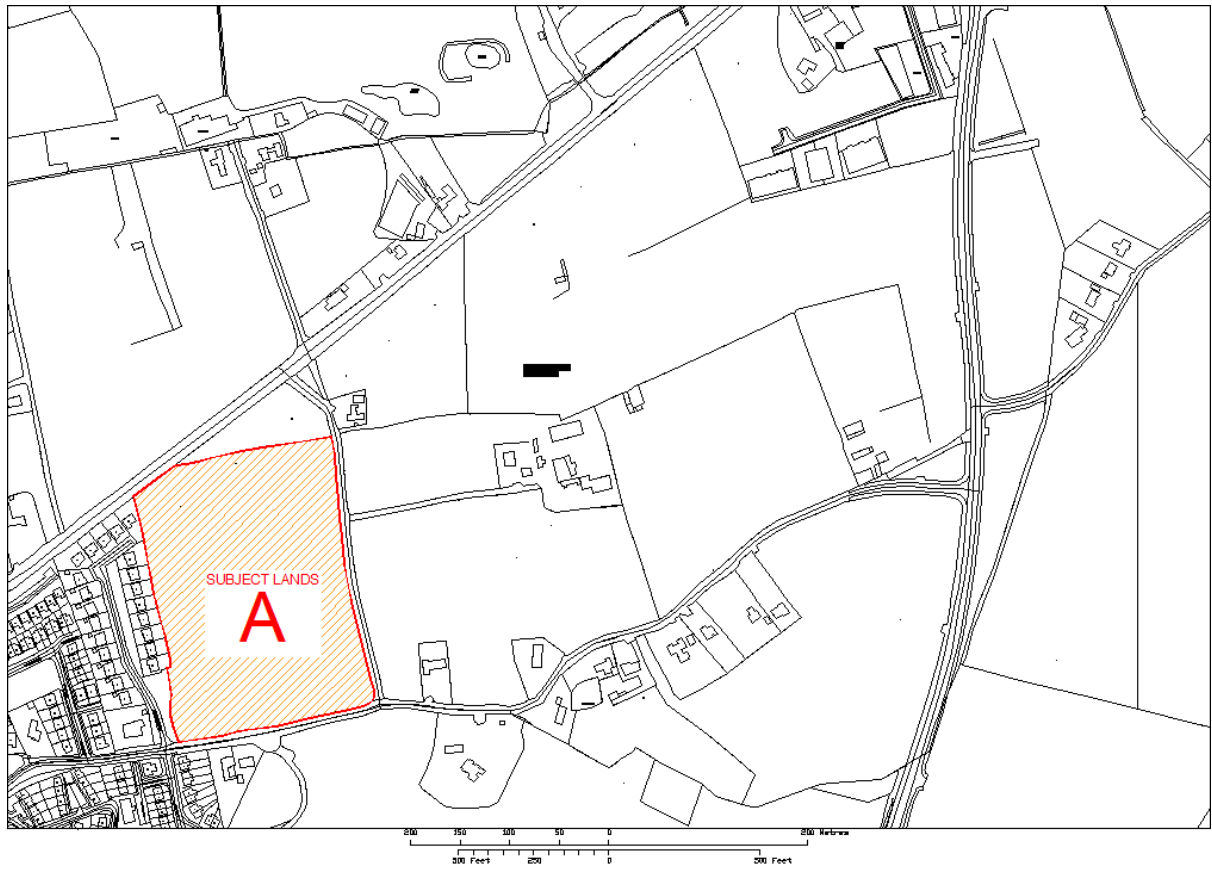


Figure 2 Subject Lands "A"

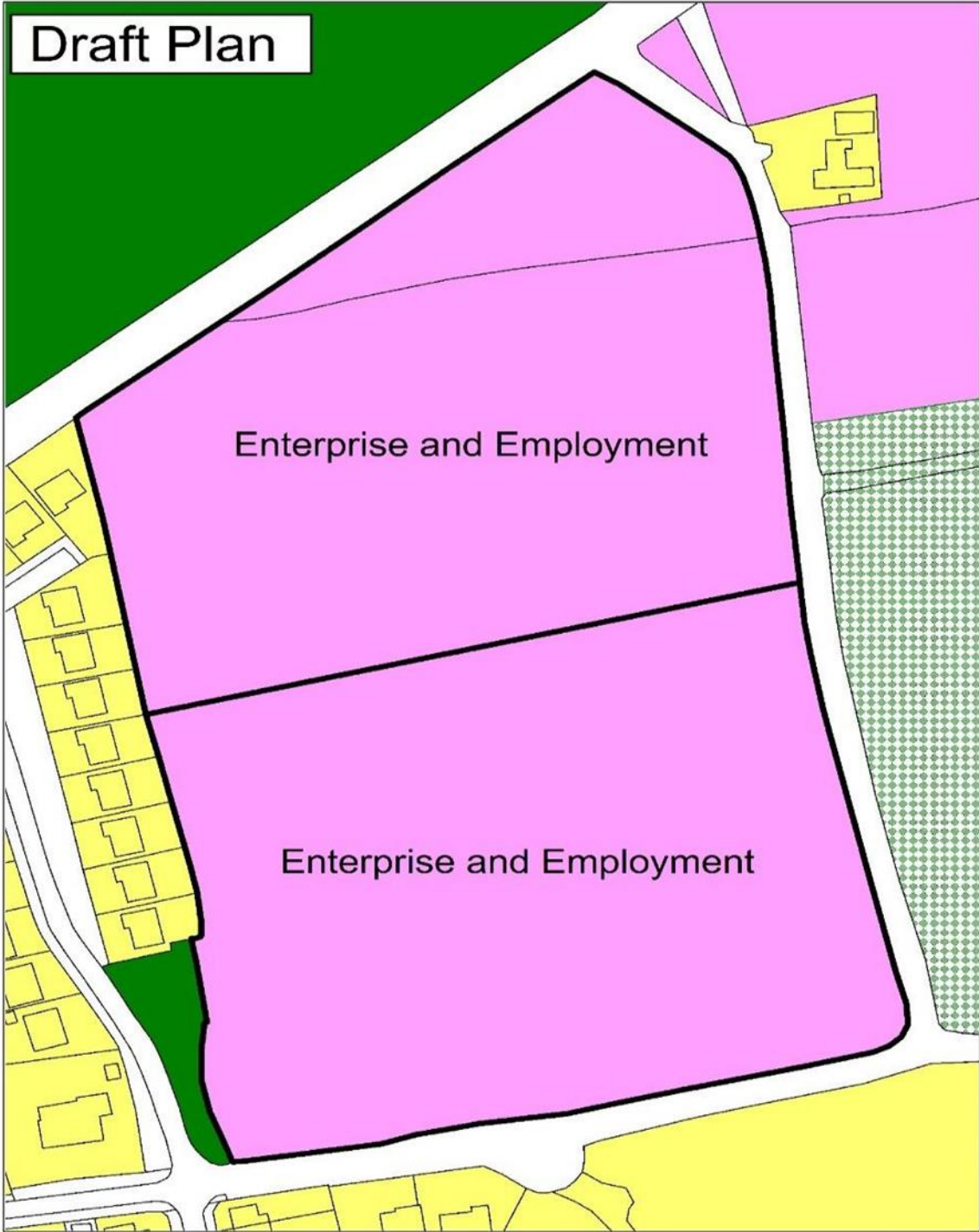


Figure 3 JULAP 2024 2030 (Draft 13/12/2023)



Figure 4 JULAP 2024 2030 (Draft 14/05/2024) Proposed Material Alterations/amendments

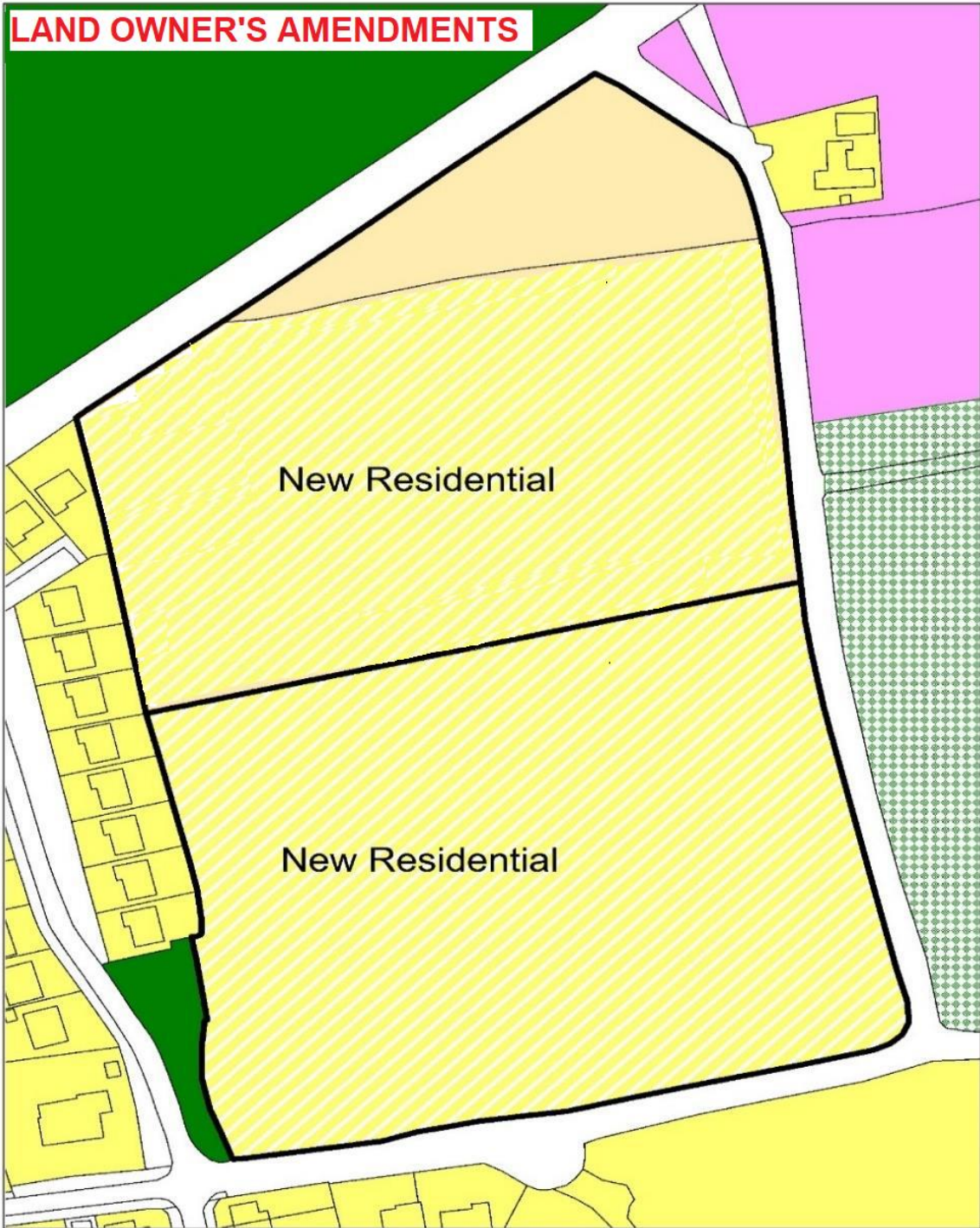


Figure 5 Landowners Proposed amendments (change lands from Strategic reserve to New Residential)

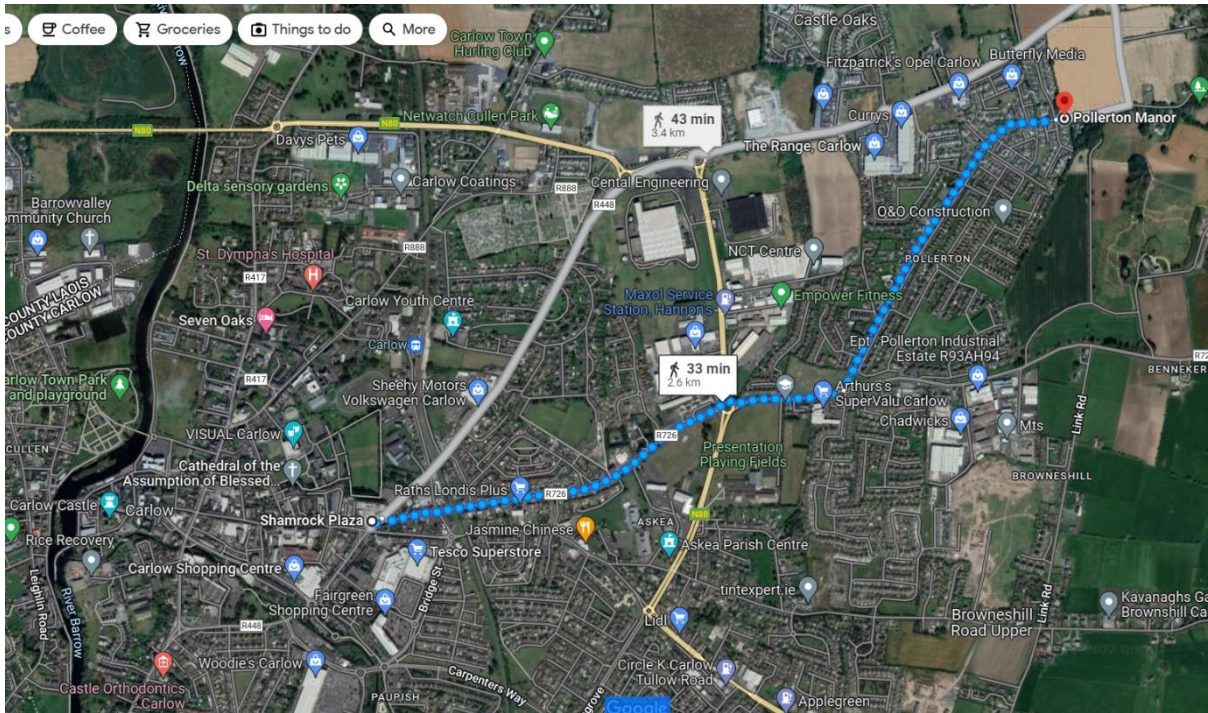


Figure 6 (33 Minute walk or 2.6 Km to Carlow town centre(Tullow Street, Staplestown Road, Green Lane Junction(Shamrock Square)).

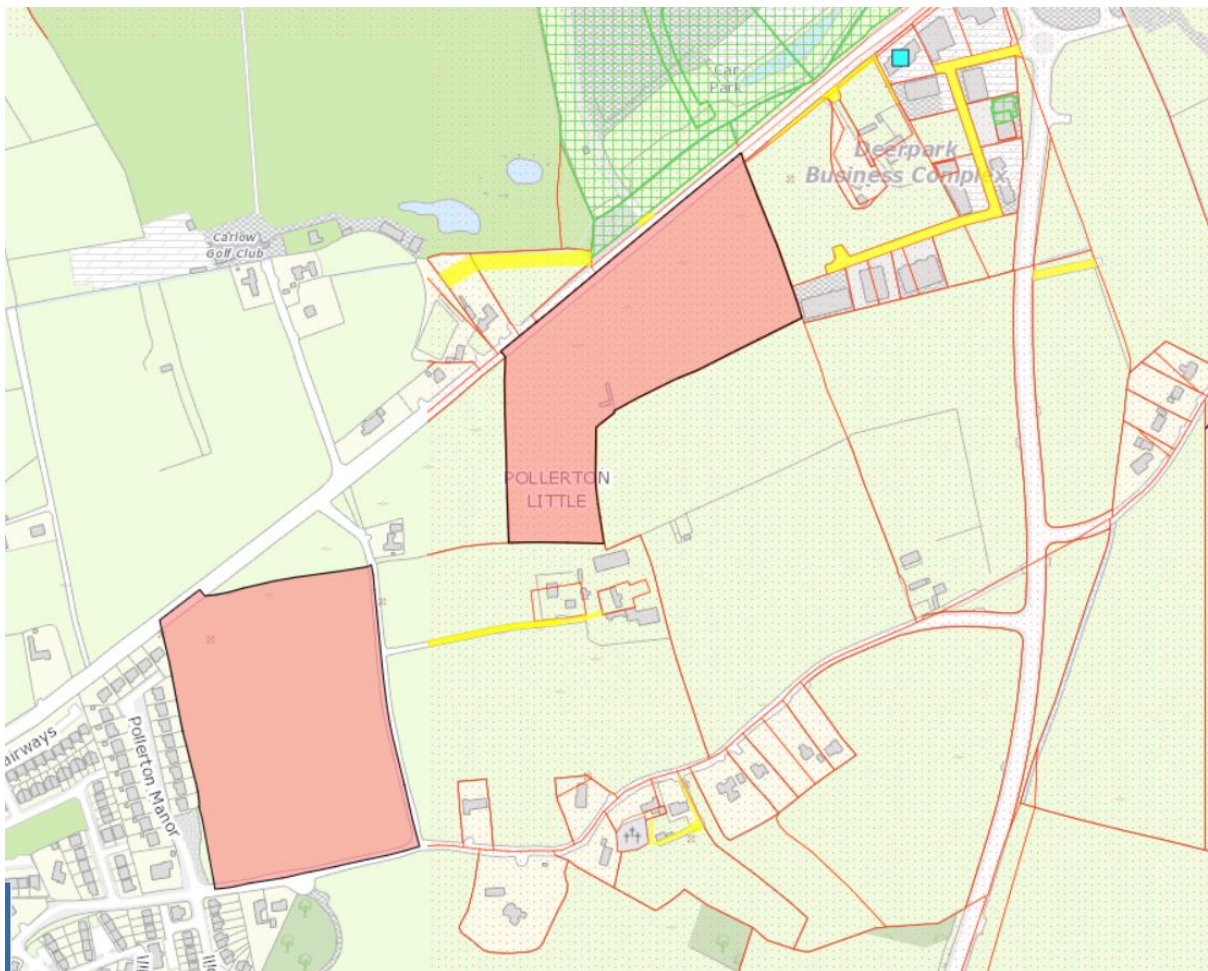


Figure 7 Subject lands (Related Folio Number CW5950) OWNER: See [Client Details](#)

Acronym

AA	Appropriate Assessment
ABTA	Area Based Transport Assessment
ACA	Architectural Conservation Area
AD	Anaerobic Digestion
APM	Aggregate Potential Mapping
CAFE	Clean Air for Europe
CARO	Climate Action Regional Office
CDP	County Development Plan
CFRAM	Catchment-Based Flood Risk Assessment and Management
CGI	Central Grid Injection
CGS	County Geological Sites
CHP	Combined Heat and Power
CNG	Compressed Natural Gas
CYRS	Carlow Regional Youth Services
CSO	Central Statistics Office
DH	District Heating
DMRB	Design Manual for Roads and Bridges
DMURS	Design Manual for Urban Roads and Streets
DWPA	Drinking Water Protected Area
DZ	Decarbonisation Zone
EC	European Community
EEC	European Economic Community
ED	Electoral Division
EIA	Environmental Impact Assessment
EIAR	Environmental Impact Assessment Report
ELC	European Landscape Convention
EPA	Environmental Protection Agency
ESB	Electricity Supply Board
ETS	Emissions Trading System
EU	European Union
EV	Electric Vehicle
FRA	Flood Risk Assessment
FRMP	Flood Risk Management Plan
GHG	Green House Gases
GSHP	Ground Source Heat Pump
GSI	Geological Survey of Ireland
GTZ	General Zone Type

HNDA	Housing Need and Demand Assessment
HSE	Health Service Executive
IAE	Ireland's Ancient East
ICT	Information and Communications Technology
IEMA	Institute of Environmental Management and Assessment (UK)
IHAI	Industrial Heritage Association of Ireland
IW	Irish Water
JSP	Joint Spatial Plan
JULAP	Joint Urban Local Area Plan
LAP	Local Area Plan
LAPN	Local Authority Prevention Network
LCA	Landscape Character Assessment
LCDC	Local Community Development Committee
LECP	Local Economic and Community Plan
LEDP	Local Enterprise Development Plan
LEED	Leadership in Energy and Environmental Design
LEO	Local Enterprise Office
LTACC	Local Traveller Accommodations Consultative Committee
LTP	Local Transport Plan
LSP	Local Sports Partnership
MAN	Metropolitan Area Network
MSW	Municipal Solid Waste
MW	Mega Watt
NAF	National Adaptation Framework
NCN	National Cycle Network
NDA	National Disability Authority
NDP	National Development Plan
NECP	National Energy and Climate Plans
NIAH	National Inventory of Architectural Heritage
NIR	Natural Impact Report
NIS	Natura Impact Statement
NMS	National Monuments Service
NPF	National Planning Framework
NPO	National Policy Objective
NPWS	National Parks and Wildlife Service
NTA	National Transport Authority
NRA	National Roads Authority (superseded by TII)
NWSMP	National Wastewater Sludge Management Plan

NZEB	Nearly Zero Energy Building
OPW	Office of Public Works
PE	Population Equivalent
PFRA	Preliminary Flood Risk Assessment
pNHA	Proposed Natural Heritage Area
POWSCAR	Place of Work School or College Anonymised Records
PPN	Public Participation Network
PV	Photovoltaic
RBD	River Basin District
RBMP	River Basin Management Plan
RE	Renewable Energy
REP	Regional Enterprise Plan
RES	Renewable Energy Strategy
RMCEI	Recommended Minimum Criteria for Environmental Inspection
RMP	Record of Monuments and Places
RPO	Regional Policy Objective
RPS	Record of Protected Structures
RRDF	Rural Regeneration and Development Fund
RSA	Road Safety Audit
RSES	Regional Spatial and Economic Strategy
RSIA	Road Safety Impact Assessment
SAC	Special Area of Conservation
SPA	Special Protection Area
SDG	Strategic Development Goals
SICAP	Social Inclusion Community Activation
SPA	Special Protection Area
SEA	Strategic Environmental Assessment
SEAI	Sustainable Energy Authority of Ireland
SFRA	Strategic Flood Risk Assessment
SME	Small and Medium Enterprises
SMR	Sites and Monuments Record
SRWMO	Southern Regional Waste Management Office
STVGP	Small Towns and Villages Growth Programme
SuDS	Sustainable Urban Drainage Systems SRWMO
SRWMO	Southern Region Waste Management Office
TAZ	Tiered Approach to Zoning
TII	Transport Infrastructure Ireland
TGD	Technical Guidance Document

TRT	Tourism Recovery Taskforce
TUSE	Technological University of the Southeast
UAP	Urban Area Plan
UN	United Nations
URDF	Urban Regeneration and Development Fund
WEEE	Waste Electrical and Electronic Equipment
WERLA	Waste Enforcement Regional Lead Authority
WFD	Water Framework Directive
WSSP	Water Services Strategic Plan
WTP	Water Treatment Plant
WWTP	Waste Water Treatment Plant